






Third Avenue, Walthamstow, London, E17

Offers In Excess Of £525,000

Leasehold

FOR SALE

 1  1  2

- Victorian ground floor flat
- 2 Bedrooms
- Gas central heating
- Walthamstow Central tube station: 0.2 mile
- Walthamstow Village location
- EPC rating: D (64)
- Council tax band: B
- Rear garden: approx 35ft
- Chain-free
- Internal: 556 sq ft (52 sq m)

Discover your urban oasis in this beautifully restored two-bedroom ground-floor Victorian conversion. Nestled in the vibrant Walthamstow Village, the property offers the perfect blend of period charm and modern comfort.

Step inside to find a spacious bay-fronted reception room at the front, featuring a stunning Victorian fireplace that creates a cosy and inviting atmosphere. Original floorboards add to the character of the space. The two generously sized double bedrooms provide ample room for relaxation, with the master bedroom featuring a custom-built wardrobe for added convenience.

The stylish bathroom has been recently refurbished with Victorian-style floor tiles and white metro tiles, creating a contemporary yet classic feel. The modern kitchen features a sleek shaker-style design, fitted appliances, and a green metro tile splashback, offering both functionality and style.

Outside, the private rear garden is a suntrap, providing a peaceful outdoor space for relaxation or entertaining. A small study or storage shed offers additional utility.

Situated in the heart of Walthamstow Village, you're within walking distance of a variety of amenities, including Orford Fish and Chips for the best chippy dinner, Bargo for a wide selection of cocktails, tapas dishes, and vibrant atmosphere, Peeld for poke bowls, and several local pubs including the Queens Arms. Walthamstow Central Station is just a 5-minute walk away, making commuting a breeze. Take a stroll to the nearby green spaces of Lloyd Park for the popular Saturday farmers market, and street food stalls.

This charming Victorian conversion is a must-see for those seeking a stylish and convenient lifestyle in one of London's most sought-after neighbourhoods. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to reception room, bedroom one & bathroom. Open to kitchen.

Reception Room

13'7 x 10'0

Kitchen

10'5 x 7'10

Door to rear garden. Door to bedroom two.

Bedroom One

11'11 x 10'3

Bedroom Two

10'5 x 8'7

Bathroom

6'0 x 5'9

Rear Garden

approx 35'

Additional Information:

Lease Term - 189 years from 29 September 1985

Lease Remaining: 150 years remaining.

Ground Rent: £250 - per annum

Service Charge: £0 N/A - per annum

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: B

Notice:

All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 556 sq ft – 52 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		64	77

MAP



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