




The Drive, Walthamstow, London, E17

Offers In Excess Of £325,000

Leasehold

FOR SALE

 1  1  1

- 1 Bedroom first floor flat
- Ex-local authority
- Double glazing
- Gas central heating
- Walthamstow Village nearby
- Walthamstow Central tube station: 0.7 mile
- Council tax band: B
- Communal garden
- Chain-free
- Internal: 492 sq ft (46 sq m)

This charming one-bedroom flat offers a peaceful and convenient retreat, with vibrant Walthamstow Village nearby. The first-floor flat has been completely refurbished and features brand-new double glazing and gas central heating, with a new boiler, for your comfort, ensuring a warm and inviting atmosphere.

The spacious bedroom provides ample room for relaxation and storage. The modern kitchen is equipped with essential appliances for convenient cooking and dining. The bathroom is brand-new, featuring Terrazzo Tiles. The communal garden offers a shared outdoor space for residents to relax and enjoy, with a lockable shed, perfect for enjoying the summer months.

Enjoy the lively atmosphere of Walthamstow Village, with its diverse range of shops, cafes, and restaurants including hometipple, Eat 17, The W Store and the newly opened Berns & The Beans. The nearby Walthamstow Central tube station provides easy access to Central London and beyond.

This chain-free flat is an ideal choice for first-time buyers or those seeking a peaceful and well-connected home. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Entrance

Door to first floor & flat,

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

14'11 x 14'0

Kitchen

9'2 x 8'6

Bedroom

12'5 x 10'10

Bathroom

6'2 x 6'0

Communal Garden

Additional Information:

Lease Term: 125 years from 24 June 2000

Lease Remaining: 101 years remaining

Ground Rent: £10 per annum

Service Charge: £950 - per annum

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: B

EPC rating: C (72)

Notice:

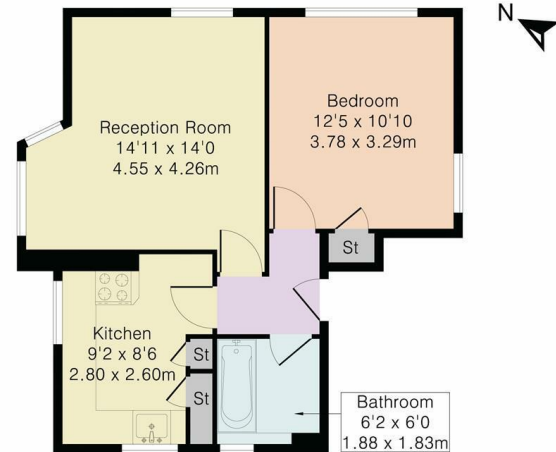
All photographs are provided for guidance only.

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 492 sq ft – 46 sq m



First Floor



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		72	77
(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	

MAP



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