



Prospect Hill, Walthamstow, London, E17

Offers In Excess Of £350,000

Leasehold

FOR SALE

1 1 2

- Split-level top floor maisonette
- 2 Bedrooms
- Double glazing
- Gas central heating
- Close to Walthamstow village
- Walthamstow Central tube station: 0.6 mile
- Council tax band: B
- Communal gardens
- Chain-free
- Internal: 704 sq ft (66 sq m)

This spacious two-bedroom split-level maisonette offers a fantastic blend of modern living and a convenient location.

The living space is neutrally decorated and includes a spacious reception room and modern kitchen, providing ample room for comfortable living. The maisonette has two well-proportioned bedrooms, making it ideal for first-time buyers, couples, or small families.

Enjoy sunny afternoons and alfresco dining on the private southwest-facing balcony. Residents of Crosbie House also benefit from shared communal gardens, offering a tranquil outdoor space.

Located within walking distance of Walthamstow Village, you'll have easy access to various shops, restaurants, cafes, pubs and local markets including The Nags Head, Eat 17 and Bargo. There is also the famous God's Own Junkyard and the many breweries of Ravenswood Estate right on your doorstep. Walthamstow Central and Wood Street Stations are just a short walk away, making commuting a breeze.

A fantastic chain-free maisonette in a great location. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to first floor & flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & kitchen.

Reception Room

14'0 x 13'6 (4.27m x 4.11m)
Doors to balcony.

Kitchen

11'10 x 7'8 (3.61m x 2.34m)

Bedroom One

14'0 x 8'10 (4.27m x 2.69m)

Bedroom Two

13'5 x 11'11 (4.09m x 3.63m)

Bathroom

9'10 x 5'6 (3.00m x 1.68m)

Balcony

Communal Garden

Additional Information:

Lease Term: 125 years from 1 April 1987

Lease Remaining: 88 years remaining.

Ground Rent: £10 - per annum.

Service Charge: £660 - per annum.

Buildings Insurance: £300 - per annum.

Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

EPC rating: D (68)

Notice:

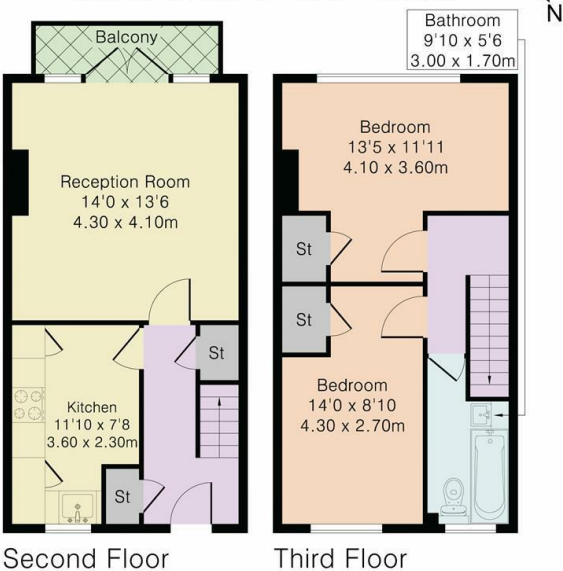
All photographs are provided for guidance only.

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 704 sq ft – 66 sq m
Second Floor Area 352 sq ft – 33 sq m
Third Floor Area 352 sq ft – 33 sq m



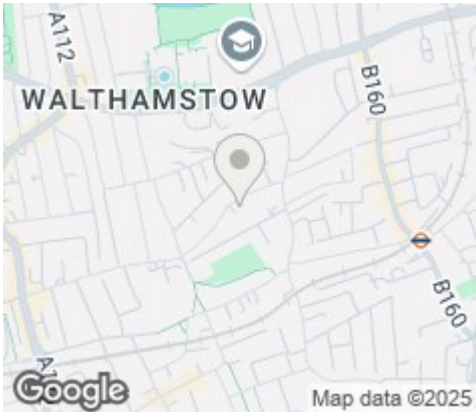
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EPC RATING

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		
	68	72
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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