






Shernhall Street, Walthamstow, London, E17

Offers In Excess Of £465,000

Leasehold

FOR SALE

 1  1  2

- First-floor, split-level Victorian flat
- 2 Bedrooms
- Gas central heating
- Close to Walthamstow Village
- Wood Street station: 0.3 mile
- Walthamstow Central Tube station: 0.7 mile
- EPC rating: E (52)
- Council tax band: B
- Chain-free
- Internal: 893 sq ft (83 sq m)

An attractive, end of terrace Victorian home framed by trees, nicely set back from the road, which would just feel good to walk towards each day. Inside, there's an excellent layout with well proportioned rooms set out over 2 floors, that make it feel more like a house than a flat. It's a top notch conversion and beautifully finished with parquet floors, contemporary kitchen and bathroom and double bedrooms. The kitchen-diner is a good size, with eye-level appliances and what's striking is the gentle and calm decor throughout. The property feels fresh and homely with a good flow and plenty of natural light throughout the spaces.

This is a home ready to move into and enjoy, and it's chain-free.

Within walking distance of the home lies something good in every direction. This is a culturally rich area with a vibrant and creative community. Nearby Orford Road is pedestrianised and buzzing with local shops, cafes, restaurants and pubs, a couple of our favourites are The Nags Head and The Orford Tapas. There're also local schools within walking distance, sports grounds, parks and the natural green expansive spaces of Epping Forest and Hollow Ponds a short cycle away. There're 2 local stations and bus routes providing easy transport links. A lovely Victorian home near the village and ready to move into. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal entrance door into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor.

Reception Room

13'7 x 12'1

Kitchen/Diner

13'10 x 12'8

Bathroom

6'11 x 6'11

WC

6'7 x 4'0

Second Floor Landing

Bedroom One

13'7 x 13'1

Bedroom Two

12'2 x 11'1

Additional Information:

Lease Term: 125 Years from 1 August 2003

Years Remaining: 104 Years

Ground Rent: £50 per annum.

Service Charge: £350 per annum

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: B

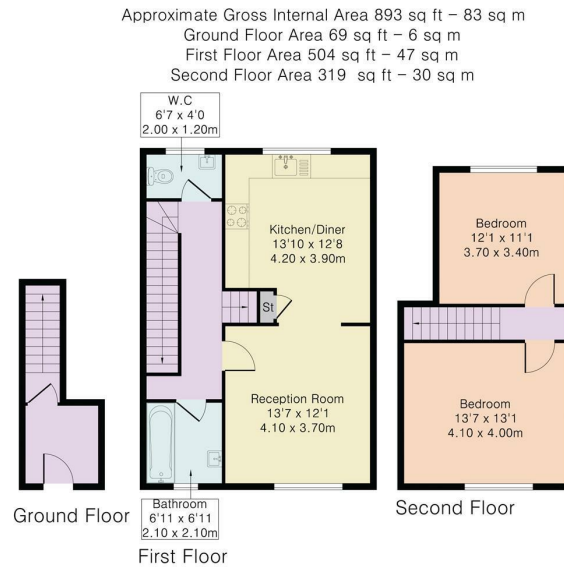
Notice:

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



EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



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