






St Mary Road, Walthamstow, London, E17

Offers In Excess Of £450,000

FOR SALE

 1  1  2

Leasehold

- First floor warehouse conversion flat
- 2 Bedrooms
- Open plan lounge/kitchen
- Sash windows & gas central heating
- Walthamstow Central tube station: 0.2 mile
- Walthamstow Village location
- Council tax band: C
- EPC rating: C (74)
- Chain-free
- Internal: 548 sq ft (51 sq m)

This stunning first-floor warehouse conversion offers a unique and stylish living space. With high ceilings, open-plan layout, and modern amenities, this property is perfect for those seeking a contemporary and characterful home. The two double bedrooms provide ample space for relaxation or working from home. The open-plan lounge/kitchen is ideal for entertaining or simply enjoying the spacious feel of the apartment. Benefit from double-glazed sash windows and gas central heating, ensuring comfort and efficiency. The property is chain-free, making the purchasing process seamless.

Located in the heart of Walthamstow Village, this flat offers easy access to a wide range of shops, cafes, and restaurants including Word Store, Eat 17, The Kitchen and the many fabulous breweries and taprooms of The Ravenswood Estate. Walthamstow Central tube station is just a short walk away, providing excellent transport links to the city and beyond.

A fantastic opportunity to make a unique and stylish warehouse conversion your new home. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via front door leading into:

Communal Hallway

Staircase leading to first floor.

Entrance

Via front door leading into:

Entrance Hallway

Doors To:

Open Plan Lounge/Kitchen

26'4" x 10'6"

Bedroom One

10'6" x 9'10"

Bedroom Two

10'9" x 7'1"

Bathroom

6'6" x 5'6"

Additional Information:

Lease Term: 99 years from 25 March 2010

Lease remaining: 85 years remaining.

Ground Rent: £300 per annum.

Service Charge: £1,540 per annum.

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: C

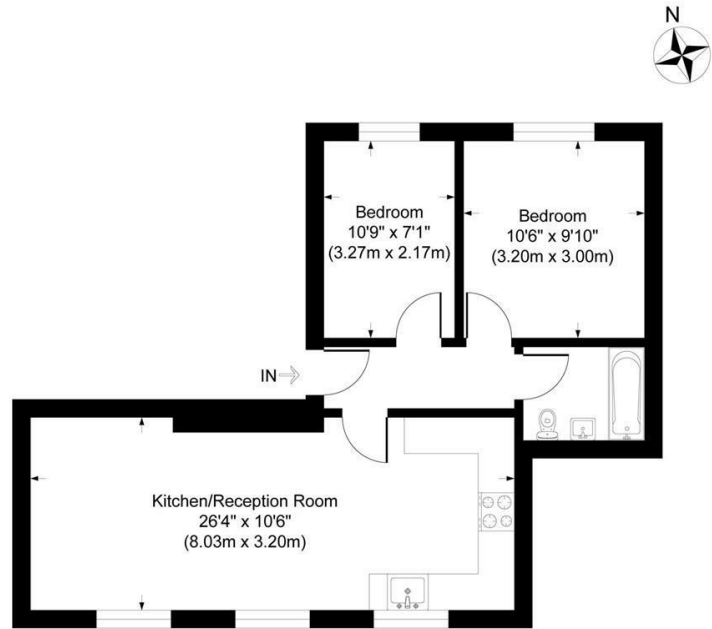
Notice:

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



First Floor

Approximate Gross Internal Area = 51 sq m / 548 sq ft

This Plan is for layout guidance only. Not drawn to scale unless states. windows and door openings are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings making any decisions reliant upon them.

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		
	74	80
England & Wales	EU Directive 2002/91/EC	

MAP



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