






Eden Road, Walthamstow, London, E17

Offers In Excess Of £365,000

FOR SALE

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Leasehold

- Ground floor flat
- 1 Double bedroom
- Sash windows
- Gas central heating
- Walthamstow Village location
- Walthamstow Central Tube station: 0.6 mile walk
- Council tax band: A
- EPC rating: D (64)
- Chain-free
- Internal: 471 sq ft (44 sq m)

This modern one-bedroom ground-floor flat offers a sleek and stylish interior, perfect for young professionals.

The open-plan kitchen/lounge is a bright and airy space, featuring modern fitted units and ample room for both cooking and dining. The double bedroom, located at the rear of the property, has the added benefit of en-suite shower room access for convenience and privacy.

Eden Road is one of Walthamstow's most coveted locations, offering a peaceful setting yet just a short walk from the vibrant Walthamstow Central Station, which provides access to both the Victoria Line and Overground services.

Experience the best of Walthamstow Village, living within just a stone's throw away from Orford Road, with its diverse range of shops, cafes, and restaurants, including Bargo, Eat 17, and The W Store.

This stylish apartment offers a fantastic opportunity to make Walthamstow Village your home. Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hall

Door to:

Open plan lounge/kitchen

20'3 x 14'6

Door to:

Bedroom

14'7 x 11'6

Door to:

Ensuite

6'0 x 5'1

Additional Information:

Lease Term: 125 years from 25 December 2014

Lease remaining: 114 years remaining.

Ground Rent: £300 per annum.

Service Charge: £1,200 per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: A

Notice:

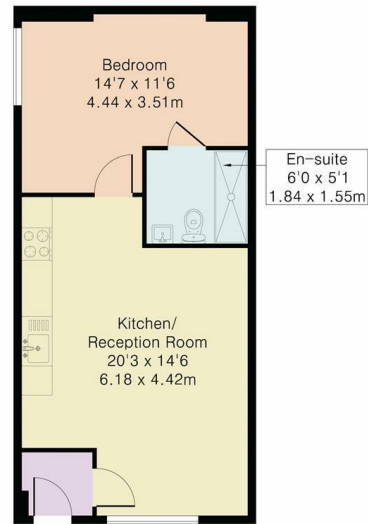
All photographs are provided for guidance only.

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 471 sq ft – 44 sq m



Ground 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			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



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