

## Greenacre Gardens, Walthamstow, London, E17

**FOR SALE**

Guide Price £225,000

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Share of Freehold

- Guide Price: £225,000-£250,000.
- 1 bedroom first floor studio flat
- Wood Street station: 0.1 mile
- Walthamstow Central Tube station: 0.7 mile
- EPC rating: C (80)
- Council tax band: B
- Communal garden
- Off street parking
- Chain-free
- Internal: 321 sq ft (30 sq m)

Guide Price: £225,000-£250,000. This well-connected studio flat offers a fantastic home in the heart of Walthamstow. Beautifully presented throughout, it is bathed in the morning sunlight and features a contemporary kitchen and bathroom. Overlooking the communal gardens, the flat offers a peaceful and green outlook. The friendly community spirit fosters a sense of belonging, evidenced by initiatives like the shared bike lockers.

Conveniently located just a four-minute walk from Wood Street Station, the flat offers excellent transport links to Liverpool Street and beyond. Living here you are around the corner from The Lacy Hook, Wood Street Indoor Market and Dudley's. Walthamstow Village, with its charming independent shops, cafes, and restaurants, including Bern's & the Beans and Word and Home Tipple, is within easy reach. Epping Forest and God's Own Junkyard, an iconic neon art gallery, are also nearby, offering opportunities for outdoor adventures and cultural experiences.

# Greenacre Gardens, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via front door leading into:

### Communal Hallway

Staircase leading to first floor and flat

### Entrance

Entrance door leading into:

### Entrance Hallway

Door to reception room & bathroom.

### Reception Room

14'1 x 10'11 (4.29m x 3.33m)

Door to kitchen & bedroom.

### Kitchen

7'3 x 4'7 (2.21m x 1.40m)

### Bedroom

9'1 x 8'11 (2.77m x 2.72m)

### Bathroom

7'3 x 4'7 (2.21m x 1.40m)

### Communal Garden

### Off Street Parking

### Additional Information:

Head Lease Term: 999 years from and including 25 June 1991

Head Lease Remaining: 966 years remaining

Ground Rent: £0 - per annum

Service Charge: £576 - per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

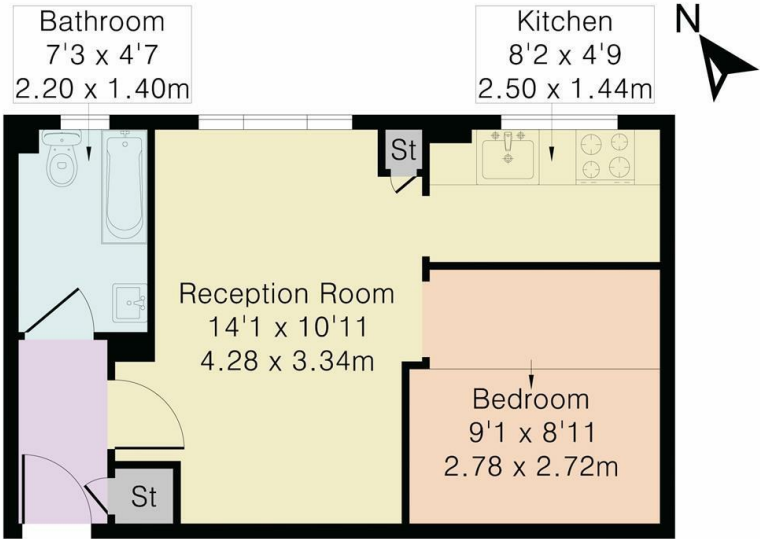
All photographs, floorplan and video tours are provided for guidance only.

### 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 321 sq ft - 30 sq m



## Second Floor



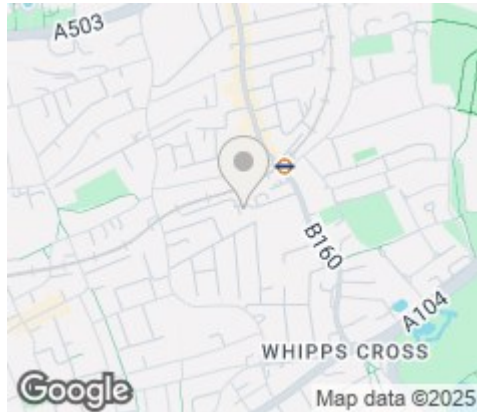
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	83
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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