



## College Road, Walthamstow, London, E17

£325,000

Leasehold

FOR SALE

1 1 1

- Ground floor maisonette
- 1 Double bedroom
- Double glazing & gas central heating
- Walthamstow Central Tube station: 0.6 mile
- Close to Walthamstow Village
- EPC rating; D (62)
- Council tax band: B
- Rear garden: approx 30'
- Chain-free
- Internal: 450 sq ft (42 sq m)

A delightful ground-floor maisonette brimming with potential. This charming one-bedroom property features a statement 1930s style fireplace in the living room and sleek engineered wood flooring throughout. The private rear garden offers a peaceful outdoor space, perfect for relaxation or entertaining.

Conveniently located, this home is within easy reach of Wood Street Overground Station and Walthamstow Central Victoria Line Station, providing excellent transport links. The vibrant Walthamstow Village, with its array of bars, restaurants, and independent shops including hometipple, Peeld and Pavement, is just a short walk away.

This chain-free property offers an exciting opportunity for couples or young professionals to create their dream home with a little TLC.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Access to all rooms.

### Reception Room

17'1 x 11'2 (5.21m x 3.40m)

### Kitchen

8'6 x 6'10 (2.59m x 2.08m)

### Bedroom

13'6 x 9'11 (4.11m x 3.02m)

### Bathroom

6'2 x 5'8 (1.88m x 1.73m)

### Rear Garden

approx 30' (approx 9.14m)

### Additional Information:

Head Lease Term: 125 years from 24 June 2000

Head Lease Remaining: 101 years remaining

Ground Rent: £10 - per annum

Service Charge: £464.85 - per annum which includes building insurance

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

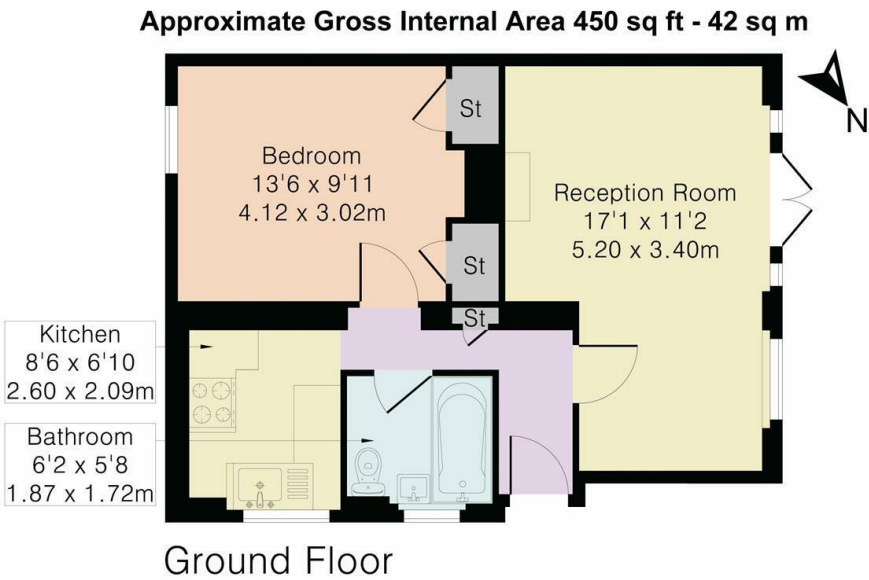
### Notice:

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).

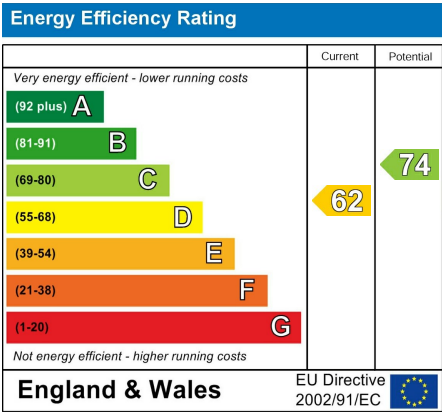
## FLOORPLAN



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



## LOCATION

