



## Grove Road, Walthamstow, London, E17

Offers In Excess Of £450,000

Share of Freehold

- Victorian ground floor conversion flat
- 2 Bedrooms
- Double glazing
- Gas central heating
- Walthamstow Central tube station: 0.5 mile walking distance
- Close to Walthamstow Village
- EPC rating: D (63)
- Council tax band: B
- Rear garden: approx 30ft
- Internal: 528 sq ft (49 sq m)

**FOR SALE**

1 1 2

This Victorian ground floor two-bedroom flat conversion features neutral décor throughout, creating a bright and airy feel. The living room is an attractive space featuring a large bay window that floods the room with natural light. The galley-style kitchen provides access to a delightful rear garden, which includes both a paved patio area perfect for outdoor dining and a pleasant, grassed area. The flat offers a main double bedroom, along with a second single bedroom that could also be used as a study, offering flexibility for various living arrangements. A family bathroom completes the home.

Situated in a sought-after location close to Walthamstow Village, with a charming selection of independent shops, cafes, and restaurants, including local favourites Bargo, Ruff's Bistro, Pavement and Eat17. The property is conveniently located within walking distance of Walthamstow Central Station, offering excellent transport links, as well as access to green spaces and parks, making it an ideal place to call home.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading directly into:

### Reception Room

12'7 x 12'6 (3.84m x 3.81m)

Open to:

### Inner Hall

Access to all rooms.

### Kitchen

6'11 x 6'11 (2.11m x 2.11m)

Door to rear garden.

### Bedroom One

11'0 x 9'6 (3.35m x 2.90m)

### Bedroom Two

9'1 x 7'1 (2.77m x 2.16m)

### Bathroom

6'1 x 5'2 (1.85m x 1.57m)

### Rear Garden

approx 30' (approx 9.14m)

### Additional Information:

Head Lease Term: From 24 June 1984 until 23 June 2983

Head Lease Remaining: 958 years remaining

Ground Rent: Peppercorn £0 per annum

Service Charge: £0 N/A per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

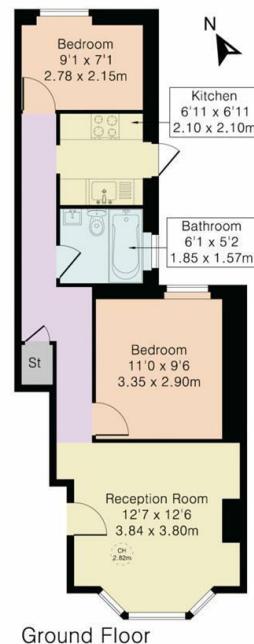
All photographs, floorplan and video tours are provided for guidance only.

### 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 528 sq ft - 49 sq m



### PINK PLAN

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 practise. 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.

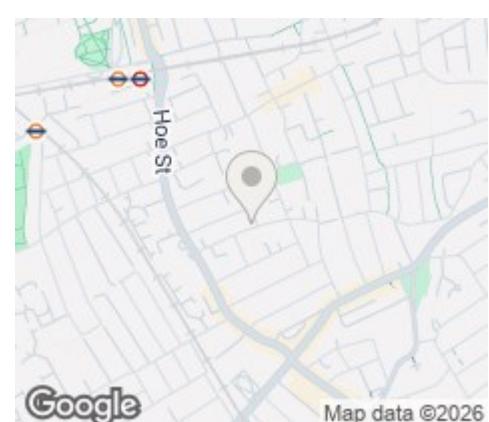


## EPC RATING

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	77
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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