



## Bishops Close, Walthamstow, London, E17

Offers In Excess Of £500,000

Share of Freehold

**FOR SALE**

1 1 2

- 2 Bedroom first floor flat
- Grade II Listed 19th Century Manor House
- Gas central heating
- Great Walthamstow Village location
- 25% Share Of The Freehold
- EPC rating: C (70) & Council tax band: B
- Private Balcony & Communal garden
- Allocated parking space for 1 car & shared garage
- Chain-free
- Internal: 816 sq ft (75 sq m)

A beautiful two-bedroom, first floor flat, situated in a delightful Grade II listed building on Bishops Close.

With St Mary's Church, Vestry House Museum and the Ancient House as close neighbours, this fantastic home is located right in the very heart of the oldest part of Walthamstow Village. It's also a hop skip and a jump from the many independent bars and eateries of both Orford Road and the Ravenswood, as well as being just a short stroll from Walthamstow Central station, for when you need to get further afield.

This flat is one of just four in the building. Wander through the stunning, stained glass street door and ascend to the first floor. The first rooms you come to are the reception room and kitchen. The former is well proportioned, easily able to accommodate both relaxing and dining. It's also filled with light, thanks to the two large sash windows overlooking Bishops Close. These windows offer access to the private balcony – the perfect spot for a coffee in the morning! Directly off the reception room is the kitchen, with its range of fitted cabinetry and work surfaces.

Further long the hallway (from which you can access the loft) is the shower room. Fitted with a stylish three-piece suite, it has a walk-in shower cubicle with rainfall shower, as well as beautiful metro tiling to the walls.

The two bedrooms are situated next to each other at the far end of the hallway. Both are doubles, with the larger having dual aspect windows.

As well as that balcony the property also enjoys use of the west facing communal gardens to the rear of the building (BBQ anyone?), whilst the cherries on the cake are a share of one of the garages in the adjacent garage block plus a parking space – very handy!

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## DIMENSIONS

### Communal Entrance

Via front door leading into:

### Communal Hallway

Staircase leading to first floor & flat.

### Flat Entrance (First Floor)

Via door leading into:

### Hallway

30'9 x 5'10 (9.37m x 1.78m)

Access to reception room, bedroom one, bedroom two and shower room.

### Reception Room

16'1 x 13'7 (4.90m x 4.14m)

Access to balcony. Open to:

### Kitchen

7'1 x 6'7 (2.16m x 2.01m)

### Bedroom One

11'9 x 9'11 (3.58m x 3.02m)

### Bedroom Two

12'0 x 8'5 (3.66m x 2.57m)

### Shower Room

7'9 x 5'3 (2.36m x 1.60m)

### Balcony

15'9 x 4'3 (4.80m x 1.30m)

### Communal Gardens

### Garage 1 (Shared)

14'9 x 8'3 (4.50m x 2.51m)

Share of a garage 1 of the two garages

### Off Street Parking

Allocated Parking space for one car.

### Additional Information:

Head Lease Term: We have been advised by our client that there is a 999 year lease.

Head Lease Remaining: 999 years remaining

Ground Rent: £0 per annum

Service Charge: £100 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:

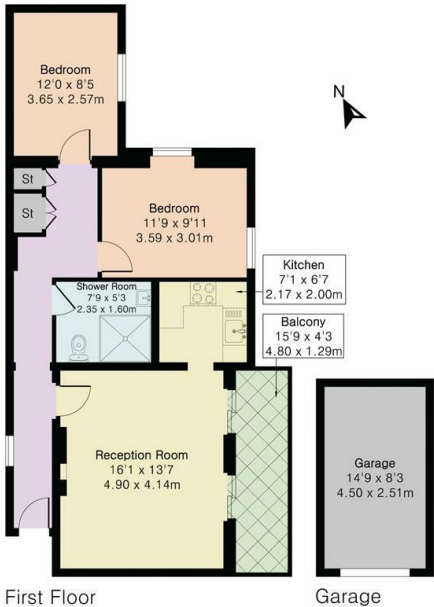
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## FLOORPLAN

Approximate Gross Internal Area 816 sq ft - 75 sq m

First Floor Area 694 sq ft - 64 sq m

Garage Area 122 sq ft - 11 sq m



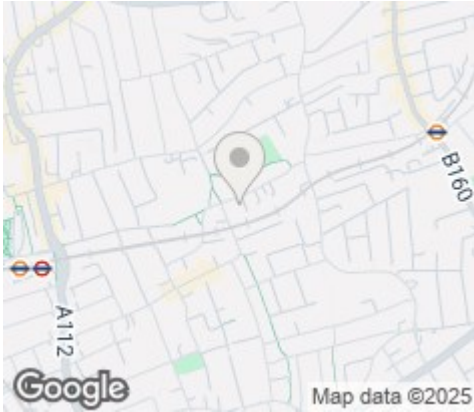
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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