

## Gainsford Road, Walthamstow, London, E17

Offers In Excess Of £320,000

Leasehold

FOR SALE

1 1 1

- Modern purpose-built third floor apartment
- 1 Double bedroom
- Open plan reception/kitchen
- Double glazed & Gas central heating
- Walthamstow Central tube Station: 0.6 mile walking distance
- Pocket living property (See additional information on criteria)
- EPC rating: B (82)
- Council tax band: B
- Communal garden
- Internal: 412 sq ft (38 sq m)

Step into contemporary urban living with this modern, purpose-built, third-floor flat. This delightful one-double-bedroom residence offers an abundance of natural light and captivating views across the London skyline, creating an airy and inviting atmosphere.

Upon entry, a practical hall with convenient storage space welcomes you. The heart of the home is an impressive open-plan reception and kitchen area, boasting sleek laminate flooring and a generously sized window that frames the impressive vistas. The kitchen exemplifies modern design, seamlessly integrated into the living space with room for a dining table.

The well-proportioned double bedroom is a sanctuary of comfort, featuring a large window that floods the room with light and striking deep blue accent walls that add a touch of sophistication. Adjacent to this, a sleek three-piece shower room provides a contemporary space. Residents will also benefit from a communal garden, fostering a strong sense of community within the development.

The location is truly exceptional, offering unparalleled convenience. Walthamstow Central Station is just a short walk away, providing excellent transport links. You'll find yourself moments from the vibrant Walthamstow Market, the extensive Central & 17 shopping centre, and within easy walking distance of the charming Walthamstow Village with the popular Orford Road, home to Eat 17, Bora & Sons and The W Store. The Blackhorse Beer Mile is also nearby, ensuring a rich lifestyle of amenities and entertainment.

Shall we take a look?

# Gainsford Road, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to third floor & flat.

### Entrance

Via flat entrance leading into:

### Entrance Hallway

Door to all rooms.

### Open plan reception/kitchen

20'4 x 10'10 (6.20m x 3.30m)

### Bedroom

12'4 x 9'1 (3.76m x 2.77m)

### Bathroom

7'10 x 5'0 (2.39m x 1.52m)

### Communal Garden

### Additional Information:

Lease Term: 130 years (less 10 days) from 16 February 2017

Lease Remaining: 122 years remaining

Ground Rent: £350 per annum

Service Charge: £1,980 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

NOTE: Criteria to buy this property are that you:

Live or work in the borough

Earn under the income cap of £90,000

Not own any other property

### Notice:

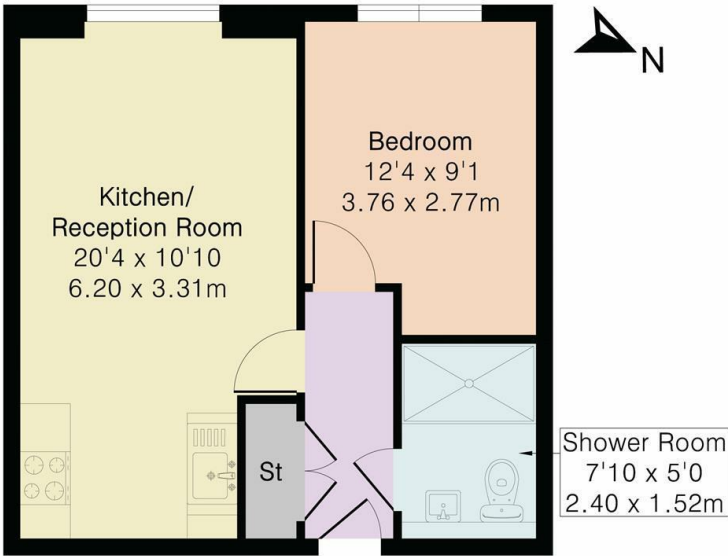
All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 412 sq ft - 38 sq m



Third Floor Flat



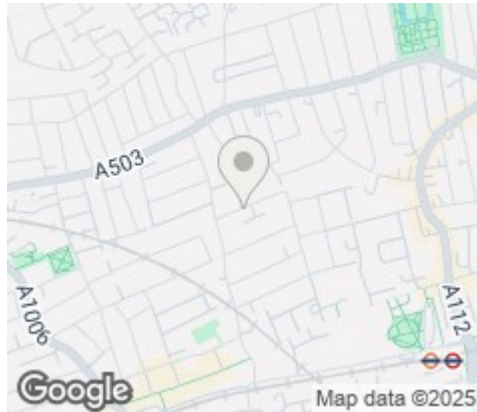
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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                                 | 82      | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

