

Harris Street, Walthamstow, London, E17

Offers In Excess Of £475,000

FOR SALE

1 1 2

Share of Freehold

- Ground floor Ex Warner maisonette
- 2 Bedrooms
- Gas central heating
- Share of the freehold
- Lea Bridge station: 0.5 mile
- Council tax band: B
- EPC rating: C (69)
- Own section of shared rear garden: 32'2 x 9'5
- On street permit parking
- Internal: 594 sq ft (55 sq m)

Step inside this exquisite two-bedroom ground-floor Warner maisonette and discover a reception room bathed in natural light, thanks to its large sash windows. Calming light green walls and elegant laminate wooden flooring extend seamlessly throughout, creating a serene atmosphere. The stylish white kitchen, featuring practical tiled floors, offers direct access to the shared rear garden. Here, you'll find your dedicated section with a delightful patio and a lush lawn, perfectly positioned to capture the morning sun.

The well-proportioned primary bedroom boasts two windows, ensuring a bright and airy space, while the equally good-sized second bedroom is currently utilised as a study. A well-appointed three-piece bathroom completes the internal layout.

This home has a shared freehold with the upstairs neighbours, which has proven to be a highly successful arrangement. This offers significant advantages for future renovations and the complete absence of ground rent or service charges.

Nestled on a quiet and peaceful road, this home is ideally situated close to Sybourn Primary School and offers an abundance of local amenities right on your doorstep. Residents can indulge in the delights of Pinch La Deli and Argall Way Estate, explore the green spaces of the Walthamstow Marshes, Leyton Jubilee, and St James Parks, or enjoy a visit to Blondies Brewery, Devil's Botany Distillery, and the welcoming Hare and Hounds for drinks.

The vibrant Walthamstow Village, Clapton, and Leyton are all easily accessible, and the newly opened Soho Theatre Walthamstow is within walking distance or a 15-minute bus ride away. Commuting is a breeze with Lea Bridge and St James Street stations nearby, along with quick bus connections to Hackney and Stratford.

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

10'9 x 10'5 (3.28m x 3.18m)

Kitchen

7'9 x 7'8 (2.36m x 2.34m)

Door to rear garden.

Bedroom One

11'3 x 11'3 (3.43m x 3.43m)

Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)

Bathroom

7'9 x 6'9 (2.36m x 2.06m)

Rear Garden

32'2 x 9'5 (9.80m x 2.87m)

Own section of shared rear garden

On street parking permit

Additional Information:

Head Lease Term: 999 years from and including 24 June 1992

Head Lease Remaining: 966 years remaining

Ground Rent: £0 - Per annum

Service Charge: £0 - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

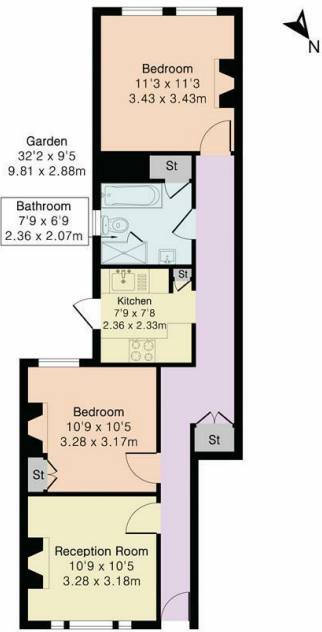
All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:

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 594 sq ft - 55 sq m



Ground 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) 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		
	69	80
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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