



## West Avenue, Walthamstow, London, E17

Offers In Excess Of £330,000

**FOR SALE**

1 1 1

Leasehold

- Ground floor purpose-built flat
- 1 bedroom
- Double glazing & gas central heating
- Walthamstow Village location
- Walthamstow Central Tube station: 0.2 mile
- EPC rating: C (73)
- Council tax band: B
- Communal gardens & secure allocated car parking space
- Chain-free
- Internal: 424 sq ft (39 sq m)

This spacious ground-floor purpose-built one-bedroom flat offers a comfortable and convenient home in the heart of Walthamstow Village.

The flat is decorated in a neutral palette, creating a calm and inviting atmosphere. Large windows in every room allow for plenty of natural light, brightening the living space. The fresh bathroom is stylish and modern, featuring contemporary fixtures and fittings. Enjoy the benefits of a secure allocated parking space, a valuable amenity in this sought-after neighbourhood. The flat is also chain-free, making the purchasing process seamless.

Located with Walthamstow Central Station, just a stone's throw away, providing easy access for your daily commute and to Central London. The lively Walthamstow Village, with its diverse array of shops, cafes, and restaurants such as The Village Pub, Pavement, and Orford's Fish & Chips, is just a stone's throw away. Lloyd Park, Walthamstow Wetlands and Hollow Pond provide fantastic green spaces nearby.

A spacious and comfortable flat in a vibrant and desirable neighbourhood. 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 into:

### Entrance Hallway

Door to reception room, bedroom & bathroom.

### Reception Room

13'9 x 12'4 (4.19m x 3.76m)

Open to:

### Kitchen

9'2 x 7'4 (2.79m x 2.24m)

Open to reception room.

### Bedroom

12'6 x 10'2 (3.81m x 3.10m)

### Bathroom

7'6 x 5'2 (2.29m x 1.57m)

### Communal Gardens

### Off street parking

Secure allocated car parking space

### Additional Information:

Lease Term: 125 years from 1 January 1995

Lease remaining: 95 years remaining.

Ground Rent: £170 per annum.

Service Charge: £1,890 per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

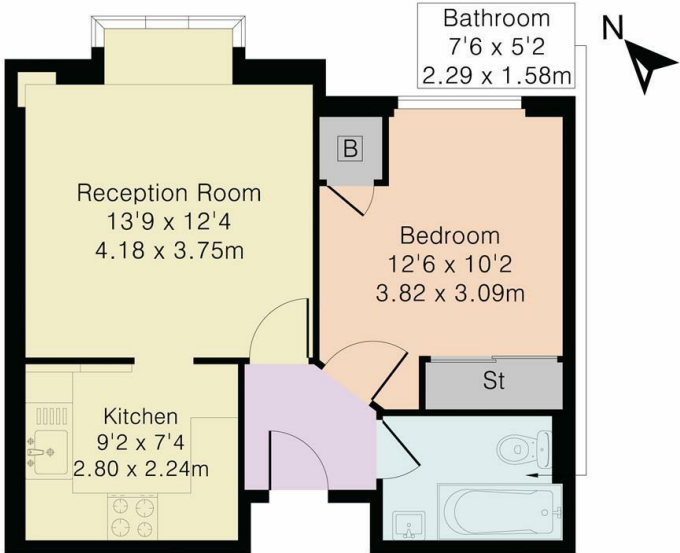
All photographs, floorplan and video tours are provided for guidance only.

### 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 424 sq ft – 39 sq m



Ground 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	75
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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