

Hillyfield, Walthamstow, London, E17

Offers In Excess Of £265,000

Leasehold

FOR SALE

1 1 1

- Modern 1 Double bedroom first purpose built flat
- Double glazing
- Open plan Lounge/kitchen
- Ideal buy to let investment for first time purchase
- Blackhorse Road Tube station 0.4 mile
- Walthamstow Central Tube station: 1.2 mile
- EPC rating: B (81) & Council tax band: B
- Communal garden
- Chain-free
- Internal: 366 sq ft (34 sq m)

This modern, one-bedroom first-floor flat at Vellum Court offers a fantastic opportunity for comfortable, convenient living in the heart of Walthamstow.

Situated in a purpose-built block on the peaceful Hillyfields, this chain-free property is ready for you to move straight into. The flat is cleverly designed to make the most of its space. The bright, open-plan lounge and kitchen are the perfect place to unwind, with full-height windows bathing the room in natural light. The contemporary kitchen units are neatly tucked away, leaving plenty of room for both a seating area and a dining space.

Off the hallway, the bedroom features useful built-in wardrobes, while a modern three-piece shower room completes the accommodation. Outside, residents can also enjoy a shared communal garden.

Vellum Court's location is ideal for those who enjoy having everything close by. The flat is well-placed with Blackhorse Road Tube station just a short walk away. For even more transport links and amenities, Walthamstow Central is also within easy reach.

For food and drink lovers, the vibrant Walthamstow Beer Mile is on your doorstep, with popular spots like Exale Brewing, Signature Brew, and Big Penny Social just a stroll away. Also in the area is Blackhorse Workshop Café, a community-focused workspace and café offering a range of creative workshops and events.

This stylish flat is perfect for anyone looking to embrace the best of London living, whether you're a first time buyer or an investor. The property has previously been a successful buy-to-let, making it an excellent investment opportunity.

Shall we take a look?

Hillyfield, Walthamstow, London, E17

DIMENSIONS

Communal Entrance
Via communal front door leading into:

Communal Hallway
Staircase leading to first floor & flat.

Entrance
Via flat entrance door leading into:

Entrance Hallway
Access to all rooms.

Open Plan Lounge/kitchen
16'4 x 10'9 (4.98m x 3.28m)

Bedroom
13'3 x 8'1 (4.04m x 2.46m)

Shower Room
8'3 x 3'10 (2.51m x 1.17m)

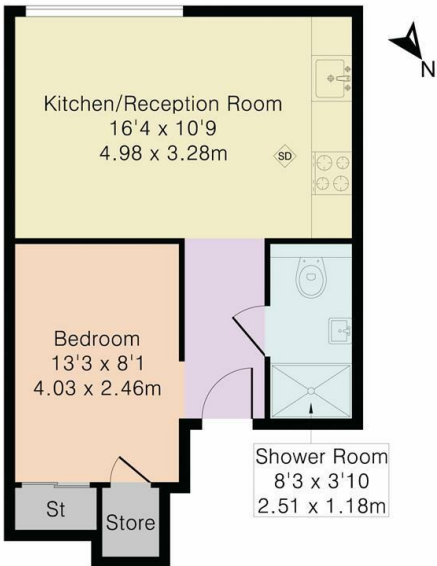
Communal Garden

Additional Information:
Lease Term: 125 years (less 3 days) from 4 February 2009
Lease remaining: 109 years remaining.
Ground Rent: £200 per annum.
Service Charge: £2496 per annum.
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

Disclaimer:
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

Approximate Gross Internal Area 366 sq ft – 34 sq m



First 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		
	81	81
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



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

