



Liden Close, Walthamstow, London, E17

Offers In Excess Of £230,000

Leasehold

FOR SALE

1 1 1

- 1 bedroom ground floor studio flat
- Double glazed
- Security entry system
- Lea Bridge station: 0.3 mile
- EPC rating: D (66)
- Council tax band: B
- Communal garden
- Communal residents parking
- Chain-free
- Internal: 323.2 sq ft (30.0 sq m)

Discover this beautiful, chain-free studio apartment, stylishly presented throughout, offering a fantastic opportunity for a first-time buyer or investor seeking a ready-to-move-into home in a highly sought-after area.

Internally, the apartment features a bright lounge area with attractive laminate flooring. The space has been cleverly optimised with a custom-built mezzanine bed, creating a distinct sleeping area while maximising the floor space below. Adjacent to this is a sleek, modern fitted kitchen. A well-appointed three-piece bathroom completes the internal accommodation.

Outside, residents benefit from access to a communal garden and communal residents' parking. The location couldn't be better for commuting; you're just 0.3 miles from Lea Bridge station, making travel into the City swift and convenient. Additionally, you'll be perfectly placed to enjoy the vibrant sights and sounds of this exciting part of E17.

Shall we take a look?

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DIMENSIONS

Communal Entrance
Via communal entrance door leading into:

Communal Hallway
Door leading to flat.

Entrance
Via flat entrance door leading into:

Entrance Hallway
Door to reception room & bathroom.

Reception Room
16'1 x 8'7 (4.90m x 2.62m)
Open to bedroom area.

Kitchen
6'10 x 6'7 (2.08m x 2.01m)

Bedroom
9'3 x 6'9 (2.82m x 2.06m)

Bathroom

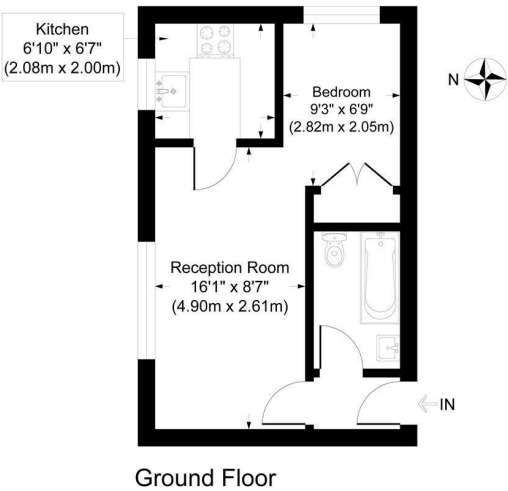
Communal Garden

Communal Residents Parking

Additional Information:
Lease Term: 189 years from 14 February 1989
Lease Remaining: 153 years remaining
Ground Rent: £0 (Peppercorn) per annum
Service Charge: £615 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, floorplans and video tours 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



Liden Close

Approximate Gross Internal Area
Total = 30.0 sq m / 323.2 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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