



Chamberlain Place, Walthamstow, London, E17

Offers In Excess Of £275,000

FOR SALE

1 1 1

Leasehold

- 1 Double bedroom ground floor purpose built flat
- Double glazed
- Blackhorse Road tube Station: 0.7 mile walking distance
- Ideal first time purchase or buy to let investment
- EPC rating: C (72)
- Council tax band: B
- Communal garden
- Residents parking
- Chain-free
- Internal: 445 sq ft (41 sq m)

This superb, chain-free, one double bedroom ground floor flat presents an outstanding opportunity, whether you are a first-time buyer seeking an ideal starter home or an investor looking for a lucrative buy-to-let addition to your portfolio.

The flat boasts a cohesive and appealing contemporary aesthetic throughout, featuring elegant soft grey wood effect laminate flooring that flows seamlessly across the home, offering both style and practicality. The modern design continues into the well-equipped fitted kitchen, which includes essential appliances such as a Bosch washer/dryer and a fridge freezer, both thoughtfully included in the sale. The spacious double bedroom is designed for comfort and convenience, benefiting from generous built-in wardrobes that provide excellent storage.

Outside, residents can enjoy access to a communal garden, offering a pleasant outdoor space; furthermore, the property benefits from the highly desirable feature of residents' parking.

The local neighbourhood is well-regarded for being safe and friendly, with a school located nearby, which adds to its appeal for a range of buyers. Transport links are excellent, with Blackhorse Road Tube Station easily accessible with a short walk. For those who appreciate great food and drink, the location is exceptional: the vibrant Blackhorse Beer Mile is right on your doorstep, offering popular destinations such as Exale Brewing, Signature Brew and Big Penny Social just a short stroll away. Adding to the area's community spirit, the Blackhorse Workshop Café is also nearby, a unique community-focused workspace and café that hosts a variety of creative workshops and events.

Shall we take a look?

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DIMENSIONS

Communal Entrance
Via communal front door leading into:

Communal Entrance
Door to flat.

Entrance
Via flat entrance door leading into:

Entrance Hallway
Door to reception room, bedroom & bathroom.

Reception Room
16'1 x 13'2 (4.90m x 4.01m)
Open to:

Kitchen
7'0 x 6'8 (2.13m x 2.03m)
Open to reception room.

Bedroom
13'1 x 9'1 (3.99m x 2.77m)

Bathroom
6'4 x 6'3 (1.93m x 1.91m)

Communal Garden

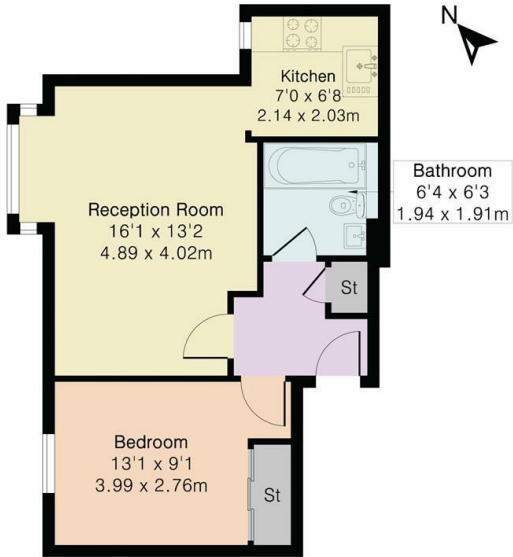
Residents Parking
Communal parking on a first come first serve basis.

Additional Information:
Lease Term: From 20 August 2019 until 31 August 2180
Lease Remaining: 155 years remaining
Ground Rent: £0 - Per Annum
Service Charge: £1400 - 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

Approximate Gross Internal Area 445 sq ft - 41 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		
	72	82
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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