



Morgan Avenue, Walthamstow, London, E17

Offers In Excess Of £475,000

FOR SALE

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Leasehold

- 1930's first floor maisonette
- 2 Bedrooms
- Own entrance
- Wood Street Overground station: 0.3 mile
- Close to green spaces of Epping Forest
- Double glazing & gas central heating
- Council tax band: C
- Rear garden: approx 40'2 x 14'9
- On street permit parking
- Internal: 675 sq ft (60 sq m)

This charming two-bedroom maisonette is situated on the first floor of a delightful 1930s building, opposite a leafy cricket club. The home boasts high ceilings, large windows, a spacious reception room, well-proportioned bedrooms, a modern bathroom suite, and a bright, sleek kitchen. The south-facing landscaped garden, with a decked area, is perfect for relaxation and entertaining. The home also benefits from on-street permit parking.

Situated in the heart of Upper Walthamstow, Wood Street features a diverse range of shops, cafes, and restaurants, including The Lacy Nook, Wood Street Market and Rebel Coffee. It's a short 15-minute walk from Walthamstow Village and Wood Street Overground Station is nearby, providing easy access to central London. Epping Forest and Hollow Ponds are nearby, providing opportunities for outdoor activities and leisurely strolls towards Wanstead High street.

This home is the perfect blend of period character and modern convenience, making it an ideal home for first-time buyers, couples, or investors seeking a stylish and well-located property.

Morgan Avenue, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hall

Staircase leading to first floor. Door to rear garden.

First Floor Landing

Door to all rooms.

Reception Room

15'7 x 11'5 (4.75m x 3.48m)

Kitchen

12'6 x 8'11 (3.81m x 2.72m)

Bedroom One

13'4 x 10'0 (4.06m x 3.05m)

Bedroom Two

9'1 x 7'5 (2.77m x 2.26m)

Bathroom

7'3 x 5'10 (2.21m x 1.78m)

Lanscaped rear garden (South-facing)

approx: 40'2 x 14'9 (approx: 12.24m x 4.50m)

Parking

On street permit parking.

Additional information:

Lease Term: 215 Years from 25 December 1973

Lease Remaining: 164 years remaining

Ground Rent: £0 - Peppercorn

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

EPC rating: D (57)

Notice:

All photographs are provided for guidance only.

Disclaimer:

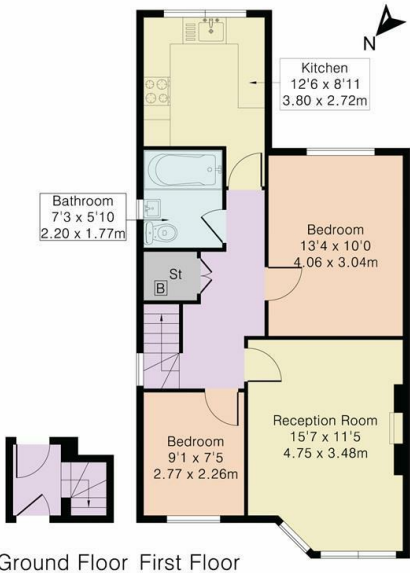
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 675 sq ft - 60 sq m

Ground Floor Area 33 sq ft - 3 sq m

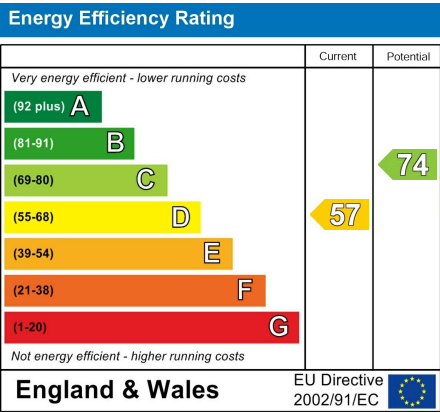
First Floor Area 618 sq ft - 57 sq m



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



LOCATION



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