ESTATES EAST

Forest Road, Walthamstow, London, E17
Offers In Excess Of £325,000
Share of Freehold

FOR SALE

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- Split-level maisonette
- 4 Bedrooms
- Double glazed
- Gas central heating
- Kitchen/diner
- Blackhorse Road Tube station: 0.3 mile
- Council tax band: B
- Balcony: 16'0 x 6'11
- Chain-free
- Internal: 1144 sq ft (106 sq m)

A spacious four-bedroom, split level flat on Forest Road.

This property has bags of potential, as well as space. On the first floor there is a kitchen, reception room (with access to a private balcony), family bathroom, and the first of the four bedrooms, all of which are doubles. The second floor houses two bedrooms, with the final bedroom on the third floor. All the bedrooms on the second and third floors have en suite facilities.

The property is situated within walking distance of Blackhorse Road tube station, as well as the many shops and eateries of Higham Hill and the Hight Street. The Blackhorse Beer Mile, with it's plethora of tap rooms, is also close at hand.

Shall we take a look...?

Forest Road, Walthamstow, London, E17

DIMENSIONS

Entrance
Via front door leading into:

Entrance Hallway
Staircase leading to first floor landing.

First Floor Landing
Staircase leading to second floor landing. Door to all first floor rooms.

Reception Room
15'11 x 9'7 (4.85m x 2.92m)
Door to balcony.

Bedroom One
12'4 x 10'2 (3.76m x 3.10m)

Kitchen
13'5 x 10'6 (4.09m x 3.20m)
Door to rear access.

First Floor Bathroom
5'10 x 5'4 (1.78m x 1.63m)

Second Floor Landing
Staircase leading to third floor.

Bedroom Two
16'1 x 9'9 (4.90m x 2.97m)
Door to shower.

Shower

Bedroom Three
12'5 x 10'3 (3.78m x 3.12m)
Door to ensuite.

Ensuite
5'5 x 3'8 (1.65m x 1.12m)

Third Floor (Loft)
Open to.

Bedroom Four
16'1 x 15'2 (4.90m x 4.62m)
Door to:

Ensuite
6'2 x 4'0 (1.88m x 1.22m)

Balcony
16'0 x 6'11 (4.88m x 2.11m)
Via reception room.

Additional Information:
Head Lease Term: 99 years from 29 September 1975
Head Lease Remaining: 48 years remaining - We have been informed by our vendor that the lease will be extended upon completion.
Ground Rent: £0 per annum
Service Charge: £0 per annum
Local Authority: London Borough Of Waltham Forest
Council tax band: B
EPC rating: TBC (Pending)

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 1144 sq ft - 106 sq m
First Floor Area 544 sq ft – 51 sq m
Second Floor Area 358 sq ft – 33 sq m
Third Floor Area 242 sq ft – 22 sq m

Kitchen
13'5 x 10'6
4.09 x 3.21m

En-suite
6'2 x 4'0
1.88 x 1.22m

Bedroom 4
16'1 x 15'2
4.91 x 4.62m

Bathroom
5'10 x 5'4
1.77 x 1.62m

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Third Floor

En-suite
5'5 x 3'8
1.66 x 1.13m

Bedroom 1
12'4 x 10'2
3.77 x 3.11m

Bedroom 3
12'5 x 10'3
3.79 x 3.12m

Reception Room
15'11 x 9'7
4.84 x 2.93m

Balcony
16'0 x 6'11
4.87 x 2.12m

Bedroom 2
16'1 x 9'9
4.89 x 2.96m

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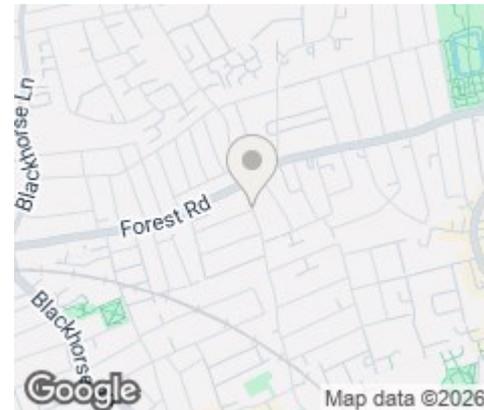Ground Floor   First Floor   Second Floor

PINK PLAN

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.

ESTATES EAST

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		

England & Wales   EU Directive 2002/91/EC

LOCATION