



## Pembroke Road, Walthamstow, London, E17

Offers In Excess Of £450,000

**FOR SALE**

 1  1  2

Leasehold

- 2 bedroom first floor flat
- Double glazing
- Gas central heating
- Walthamstow Village location
- Walthamstow Central tube station: 0.5 mile
- EPC rating: C (69)
- Council tax band: B
- On street residents permit parking
- Chain-free
- Internal: 718 sq ft (67 sq m)

This bright and spacious, chain-free, two-bedroom first-floor flat is perfectly positioned in the sought-after Walthamstow Village.

The well-presented and neutrally decorated interior offers a welcoming feel throughout. The front of the flat is home to a generously sized lounge, bathed in natural light from its two large windows. This beautiful room features a characterful fireplace and provides ample space for both comfortable dining and relaxing. Directly behind the lounge is the larger of the two bedrooms. The flat continues with a modern kitchen and a three-piece bathroom suite. The second, smaller bedroom is located at the rear of the property.

Nestled right in the heart of Walthamstow Village, you'll be on the doorstep of Orford Road's many independent bars and restaurants. Enjoy a vibrant local life with favourites such as Ruff's Bistro, Bargo, and Eat17 all within a short stroll. For effortless commutes and travel further afield, Walthamstow Central station is just a short walk away. This home combines the best of tranquil living with all the excitement of Walthamstow Village.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Access to all rooms.

### Reception Room

15'1 x 15'1 (4.60m x 4.60m)

### Kitchen

8'0 x 7'10 (2.44m x 2.16m)

### Bedroom One

14'8 x 9'6 (4.47m x 2.90m)

### Bedroom Two

10'4 x 7'3 (3.15m x 2.21m)

### Bathroom

6'11 x 5'7 (2.11m x 1.70m)

### On street residents permit parking

### Additional Information:

Lease Term: Commencing on 7 June 2013 expiring

on 30 December 2177 (164 years)

Lease remaining: 152 years remaining.

Ground Rent: £100 per annum.

Service Charge: £0 per annum.

Local Authority: London Borough Of Waltham Forest

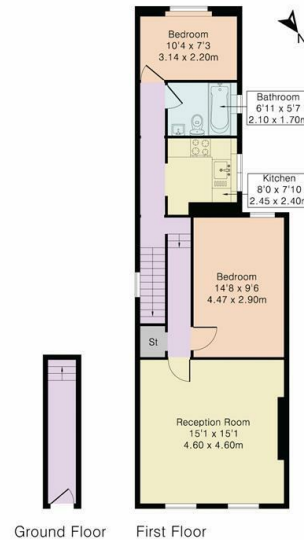
Council Tax Band: B

### 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 718 sq ft – 67 sq m  
Ground Floor Area 45 sq ft – 4 sq m  
First Floor Area 673 sq ft – 63 sq m



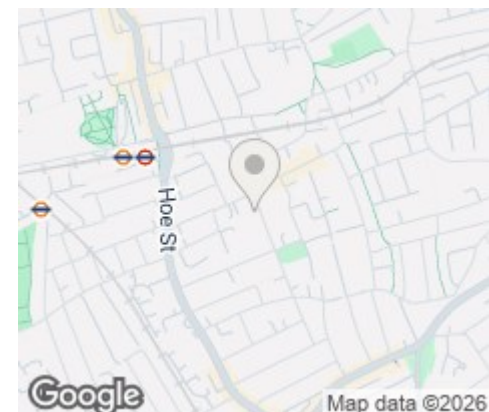
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## LOCATION



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

