



Ivy Road, Walthamstow, London, E17

Offers In Excess Of £375,000

Share of Freehold

- Ground floor flat
- 2 bedrooms
- Double glazing & gas central heating
- Close proximity to Walthamstow Village
- Walthamstow Central tube Station 0.6 mile
- EPC rating: D (67)
- Council tax band: B
- Terrace: 9'9
- Chain-free
- Internal: 659 sq ft (61 sq m)

FOR SALE

1 1 2

This delightful, chain-free, ground-floor, two-bedroom flat is an excellent opportunity in a superb Walthamstow location.

The flat itself offers a welcoming layout, featuring two generous double bedrooms, a comfortable reception room, a fitted kitchen, and a three-piece family bathroom. To the rear, there is a low-maintenance, courtyard-style garden. The garden features private street access, making it perfectly ideal for secure storage of bicycles or larger items.

The property is ideally situated within easy walking distance of both Walthamstow Central station and the sought-after Walthamstow Village, ensuring you can quickly reach the area's popular independent shops, pubs, and eateries. Furthermore, with regular bus services along Lea Bridge Road, there is convenient access to Clapton and the City beyond. Walthamstow Central tube station (Victoria Line and Overground) is approximately 0.6 miles away, cementing its excellent connectivity.

Shall we take a look?

Ivy Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via side entrance door leading directly into:

Reception Room

14'4 x 10'10 (4.37m x 3.30m)

Open to:

Kitchen

11'5 x 6'10 (3.48m x 2.08m)

Door to bathroom. Open to reception room.

Inner Hallway

Door to bedroom one & bedroom two.

Bedroom One

14'4 x 13'2 (4.37m x 4.01m)

Bedroom Two

11'2 x 10'0 (3.40m x 3.05m)

Bathroom

7'10 x 4'11 (2.39m x 1.50m)

Terrace

9'9 (2.97m)

Notice:

All photographs are provided for guidance only.

Additional Information:

Head Lease Term: 198 years from 31 December 1990 to 30 December 2188

Head Lease Remaining: 163 years remaining

Ground Rent: £0 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

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 659 sq ft – 61 sq m



PINK PLAN

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.

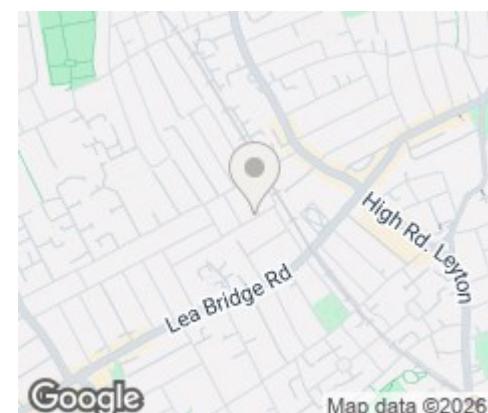


EPC RATING

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

