ESTATES EAST

South Grove, Walthamstow, London, E17

Offers In Excess Of £470,000

FOR SALE

1 2 2

Leasehold

- Modern third floor apartment
- 2 Double bedrooms
- Open plan Kitchen/lounge/diner
- Ensuite to master bedroom
- Secure block with concierge service
- St James street station: 0.1 mile
- Close proximity to St James Park
- EPC rating: B (88) & Council tax band: C
- Balcony
- Internal: 910 sq ft (85 sq m)

This immaculately designed two-bedroom, two-bathroom apartment sits on the third floor of a secure, modern development. Every inch of the interior has been finished to an exceptional standard, offering a sophisticated living space that perfectly balances style with practical features, including extensive storage and the luxury of a resident concierge service.

The heart of the home is the expansive open-plan kitchen and living area, where natural light pours in to highlight the smart engineered flooring that runs throughout. It is a space designed for both relaxation and entertaining, with a contemporary kitchen featuring glossy cabinetry and high-specification appliances, leading out to a private balcony.

Both bedrooms are generously proportioned and presented with spotless decor. The principal suite benefits from its own contemporary ensuite, while a second, equally sleek bathroom is located off the spacious central hallway. Every detail has been considered to create a home that feels both fresh and functional.

Located in the heart of the vibrant St James Street neighbourhood, you're moments away from CRATE St James, a unique collection of local ventures, as well as popular spots like True Craft for pizza and Beaten by a Whisker for excellent coffee and pastries. For a truly unique evening, the nearby supperclub.tube offers fine dining within a refurbished Victoria Line carriage at the Walthamstow Pumphouse Museum.

Nature is never far away, with the vast expanses of the Walthamstow Wetlands and the Marshes providing a scenic escape less than a mile from your front door. Commuting is effortless, with St James Street station just a short walk away for Overground links to Liverpool Street, while Walthamstow Central is reached in around ten minutes for the Victoria Line, ensuring the rest of the capital is always within easy reach.

Shall we take a look?

South Grove, Walthamstow, London, E17

DIMENSIONS

Kitchen/lounge/diner
19'0 x 18'1 (5.79m x 5.51m)

Bedroom One
21'7 x 10'4 (6.58m x 3.15m)

Ensuite
7'9 x 5'7 (2.36m x 1.70m)

Bedroom Two
16'1 x 9'2 (4.90m x 2.79m)

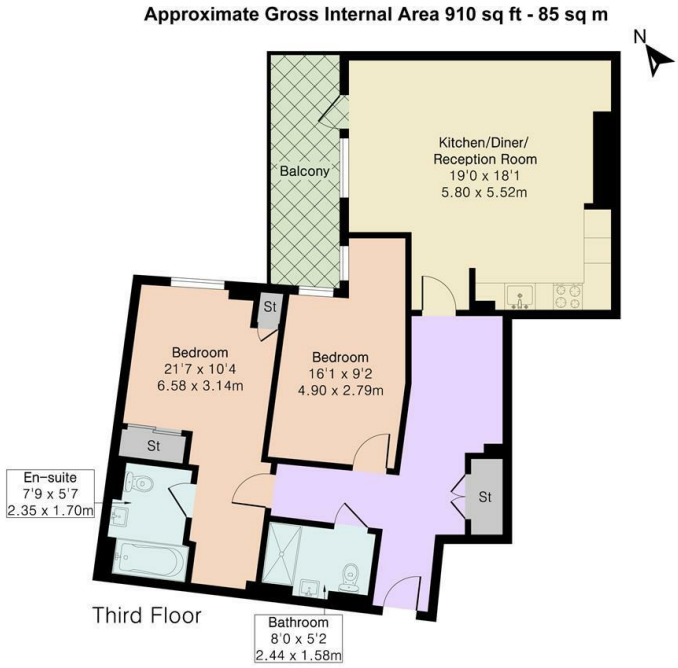
Bathroom
8'0 x 5'2 (2.44m x 1.57m)

Balcony

Additional Information:
Lease Term: 250 years from 30 April 2019
Lease Remaining: 243 years remaining.
Ground Rent: £0 - per annum
Service Charge: £4,000 - per annum
Local Authority: London Borough Of Waltham Forest

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

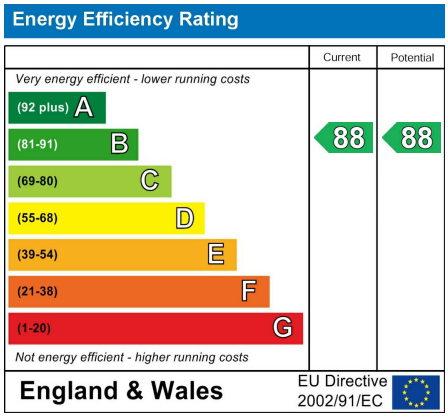


PINK PLAN

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



LOCATION

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

You may download, store and use the material for your own personal use and research. You many not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.