

YELLANDS
est 1930

FOR SALE



1 Bedroom



1 Bathroom



476 sqft

EPC
Rating C

VINEWOOD COURT

Walthamstow, E17

Offers in Excess of **£295,000**

Call us: 020 8491 8080



Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.

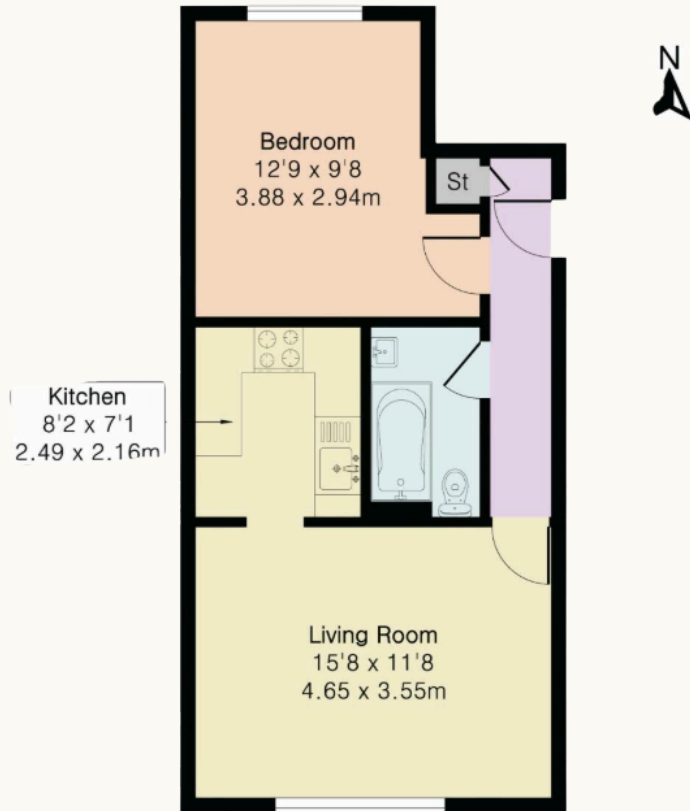
The Story of VINWOOD COURT

Some homes are about what they are today. Others are about what they could become.

Positioned within the popular Vinewood Court development, this one-bedroom first-floor apartment offers buyers the opportunity to secure a well-located home with excellent long-term fundamentals and clear scope to add value through modernisation.

The accommodation is bright and well-proportioned throughout. A generous reception room provides ample space for both living and dining, while the separate kitchen offers practical everyday living with the potential to update over time. The double bedroom benefits from fitted storage and the bathroom remains fully functional, allowing future owners to improve at their own pace.

Approximate Gross Internal Area 476 sq ft - 44 sq m



First Floor

What makes this property particularly appealing is the combination of affordability, convenience and location. With secure allocated parking, communal gardens, no ground rent and an exceptionally long lease of approximately 996 years remaining, it offers peace of mind as well as future potential.

Beyond the front door, Walthamstow continues to attract buyers seeking a vibrant community, excellent transport links and access to green spaces including Lloyd Park, Walthamstow Wetlands and Epping Forest. Whipps Cross Hospital is also within easy walking distance.

Whether you're a first-time buyer, investor or searching for a home you can gradually make your own, Vinewood Court offers an increasingly rare opportunity in one of East London's most sought-after neighbourhoods.

Key Information

- Secure Allocated Parking
- Communal Gardens
- Approximately 996 Years Remaining on Lease
- No Ground Rent
- Chain Free
- EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		