






## Gandhi Close, Walthamstow, London, E17

Offers In Excess Of £280,000

**FOR SALE**

 1  1  1

Leasehold

- 1 Double bedroom purpose built first floor flat
- Double glazed
- Walthamstow Central tube station: 0.4 mile
- Ideal buy to let or first time purchase
- EPC rating: B (84)
- Council tax band: B
- Communal gardens
- Residents parking
- Chain-free
- Internal: 424 sq ft (39 sq m)

This beautifully presented one-bedroom, purpose-built flat is offered to the market chain-free and represents an outstanding opportunity for first-time buyers or investors alike.

The interior is defined by a modern aesthetic, featuring a neutral colour palette that enhances the sense of space and light throughout. Upon entering, dark wood laminate flooring provides a sleek contrast to the bright walls, leading into a spacious reception room. Adjacent to this living space is a modern kitchen, finished in crisp white with clean lines and ample storage.

The accommodation is thoughtfully arranged, with a generously proportioned double bedroom flooded with natural light courtesy of a large window, creating a warm and inviting atmosphere. The home is served by a well-appointed three-piece bathroom, complete with a shower over the bath and modern fixtures.

The property further benefits from double glazing throughout, ensuring efficiency and a quiet interior, while residents' parking provides a rare and valuable convenience for the area. Positioned on Gandhi Close, the location is truly enviable. Commuters will appreciate the proximity to Walthamstow Central station, which offers effortless connections across the capital via the Victoria line and London Overground. Beyond the transport links, the local area is a treasure trove of independent culture. Residents are just a short stroll from the renowned Walthamstow Village, with local favourites including Pavement, hometipple and Ruff's Bistro.

Shall we take a look?

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## DIMENSIONS

### Reception Room

15'8 x 9'7 (4.78m x 2.92m)

### Kitchen

10'1 x 6'6 (3.07m x 1.98m)

### Bedroom

12'5 x 9'8 (3.78m x 2.95m)

### Bathroom

6'6 x 5'6 (1.98m x 1.68m)

### Communal Garden

### Residents parking

### Additional information:

Lease Term: 189 years commencing on and including 1 October 1987 and expiring on and including 30 September 2176

Lease Remaining: 150 years remaining

Ground Rent: £0 (Peppercorn) - per annum

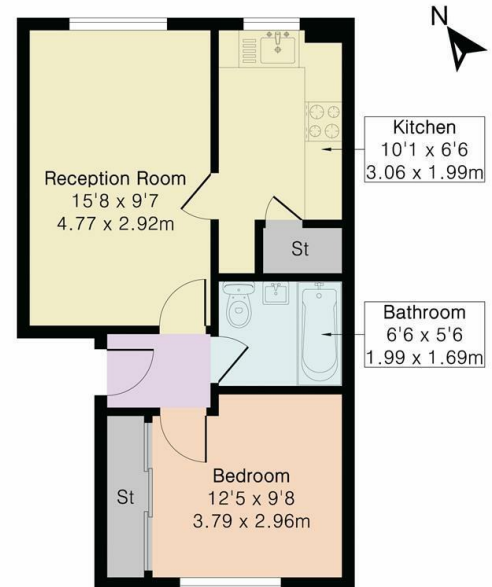
Service Charge: £1,300 - per annum

Local Authority: London Borough Of Waltham Forest

Council tax band: B

## FLOORPLAN

Approximate Gross Internal Area 424 sq ft - 39 sq m



First Floor

### 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.



Floor plan produced in accordance withRICS 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.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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