



**River View Powdermill Lane, Waltham Abbey EN9 1JQ**

**welcome to**

## **River View Powdermill Lane, Waltham Abbey**

William H Brown are delighted to bring to the market this stunning Grade 2 listed two double bedroom ground floor apartment with its own basement!

### **Accommodation Comprises Of: Entrance Hall**

Laminate floor, storage cupboard.

### **Lounge**

15' 4" x 15' ( 4.67m x 4.57m )

Two double glazed windows to front aspect, shutter blinds, laminate floor, radiator.

### **Kitchen**

15' 5" x 10' ( 4.70m x 3.05m )

Double glazed window to front aspect, integrated fridge freezer, tiled floor, integrated oven, gas hob, space for fridge freezer, space for washing machine.

### **Bedroom 1**

15' max x 12' 11" max ( 4.57m max x 3.94m max )

Double glazed window to rear aspect, shutter blinds, radiator.

### **En-Suite**

Paneled bath, tiled floor, part tiled walls, double glazed window to side aspect, wc.

### **Bedroom 2**

13' 9" max x 11' 2" max ( 4.19m max x 3.40m max )

Double glazed window to rear aspect, shutter blinds, laminate floor, fitted wardrobes.

### **Shower Room**

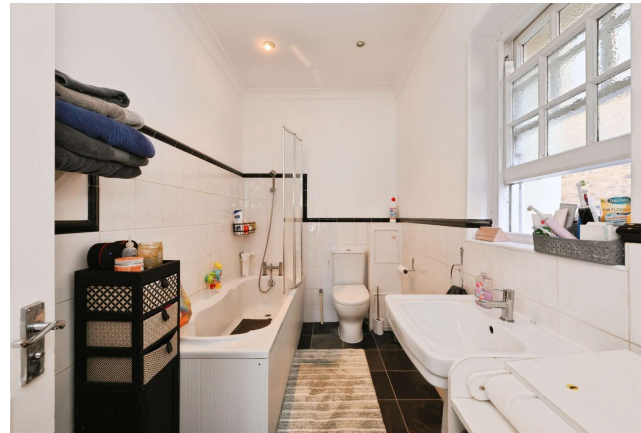
Tiled floor, part tiled walls, wc, wash hand basin, shower cubicle, radiator.

### **Exterior**

2 allocated parking spaces.







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- Share of freehold
- Basement
- Two double bedrooms and two bathrooms
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- Private gated

Tenure: Commonhold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Commonhold property. As a Unit Holder there is entitlement to be a member of a Commonhold Association and rights and obligations apply. Please contact the branch or your legal representative for more details.

**£425,000**



Total floor area 93.3 m<sup>2</sup> (1,004 sq.ft.) approx

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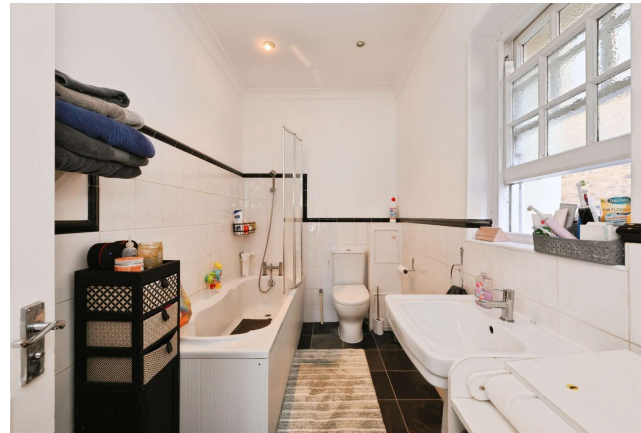
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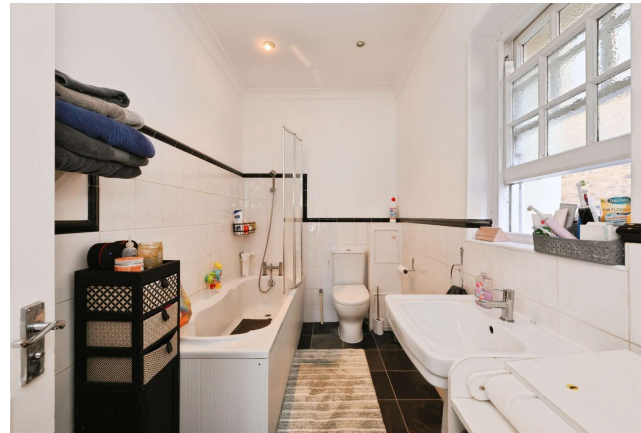
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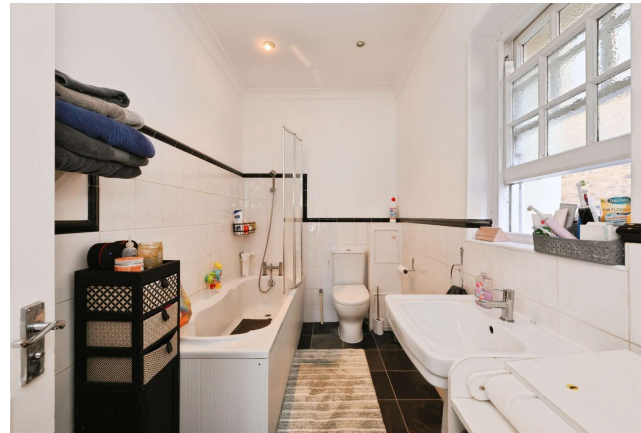
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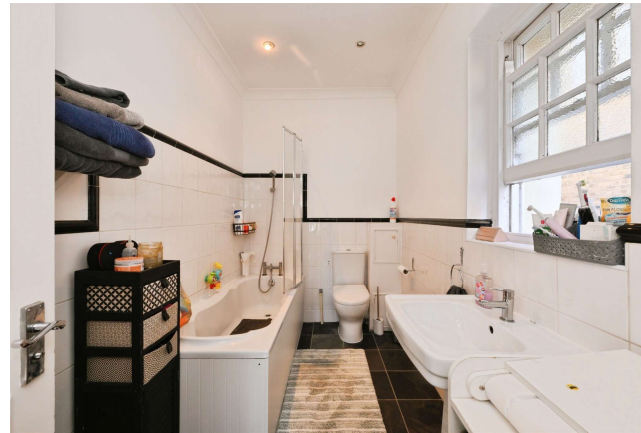
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