



Manor Road, Walthamstow, London, E17

Offers In Excess Of £450,000

Leasehold

FOR SALE

1 1 2

- 2 bedroom flat floor maisonette
- Double glazed & gas central heating
- Close proximity to Higham Park
- Blackhorse Road Tube station: 0.8 mile
- EPC rating: D (58)
- Council tax band: B
- Rear garden: 34'10 x 10'6
- On street residents permit parking
- Chain-free
- Internal: 891 sq ft (82.8 sq m)

This beautiful two-bedroom first-floor maisonette is chain-free and presented to a high standard, with monochrome walls throughout creating a modern backdrop for urban living. Featuring its own private garden, the property perfectly balances stylish interior design with essential outdoor space.

The layout begins with a bright reception room featuring a bay window at the front, providing an expansive space with ample room to relax and dine. Moving through the home, the fitted kitchen is equally impressive, with space for a breakfast table, while a clean three-piece bathroom is conveniently situated midway through the property. Both bedrooms are positioned towards the rear of the property, ensuring a quiet outlook and a peaceful night's sleep. One of the standout features is the unusually spacious hallway; it is far more than just a corridor, with ample depth to accommodate a desk and shelving, creating a fully functional home office.

Outside, the private rear garden is accessed via an external staircase, providing a secluded spot for summer entertaining or a quiet morning coffee.

Location-wise, you are perfectly placed. Situated just off Higham Hill Road, you have local supermarkets, independent cafés, a wholefood store, and excellent local pubs right on your doorstep. You are also just a hop, skip and a jump from the celebrated Walthamstow Beer Mile. For commuters, Blackhorse Road station is within easy walking distance, and when you need a bit of greenery, Higham Hill Park is just around the corner.

Shall we take a look?

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DIMENSIONS

Reception Room
16'2 x 14'1 (4.93m x 4.29m)

Kitchen
12'8 x 9'4 (3.86m x 2.84m)

Bedroom One
12'6 x 11'0 (3.81m x 3.35m)

Bedroom Two
11'4 x 8'9 (3.45m x 2.67m)

Bathroom

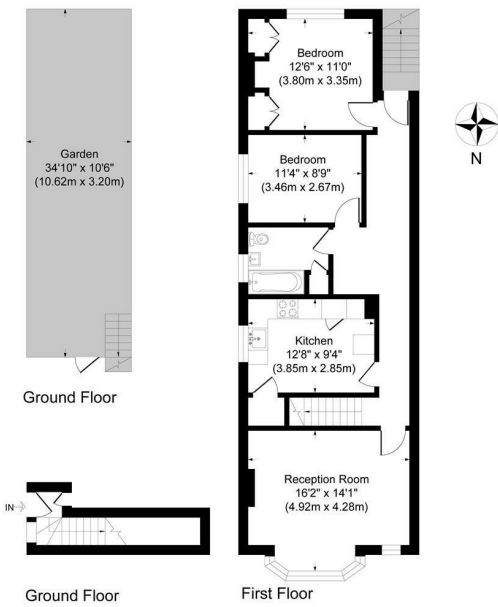
Rear Garden
34'10 x 10'6 (10.62m x 3.20m)

On street residents permit parking

Additional Information:
Lease Term: 189 years from 11 November 1999 and expiring on 10 November 2188
Lease Remaining: 162 years remaining
Ground Rent: £100 - Per annum
Service Charge: £0 - Per annum
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

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



Manor Road

Approximate Gross Internal Area
Ground Floor = 4.8 sq m / 52 sq ft
First Floor = 77.9 sq m / 840 sq ft
Total = 82.8 sq m / 891 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	65
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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

