



Addison Road, Walthamstow, London, E17

£400,000

Leasehold

FOR SALE

1 1 2

- Second floor purpose-built flat
- 2 Bedrooms
- Double glazing & Gas central heating
- Ideal first time purchase
- Great buy to let investment
- Walthamstow Central tube station: 0.5 mile walking distance
- Walthamstow Village location
- Council tax band C & EPC rating: C (78)
- On road residents permit parking
- Internal: 528 sq ft (49 sq m)

This stylish, purpose-built second-floor flat is ideal for first-time buyers and savvy investors alike. The heart of the home is the bright kitchen and reception room, flooded with natural light from two windows. This inviting area features a modern kitchen finished with classic white metro-tile splashbacks, creating a crisp, timeless look that works equally well for relaxing or entertaining. Additional built-in storage is conveniently located in the hallway.

The accommodation includes a comfortable principal bedroom and a versatile second bedroom. The property is further enhanced by a well-designed modern bathroom, where acacia-wood under-sink drawers and matching bath panelling complement a striking stone accent wall, creating a calm, spa-like feel.

Ideally located in the heart of Walthamstow Village, the property is surrounded by independent shops, cafés, and restaurants set within a charming historic environment. The pedestrianised village centre of Orford Road is home to local favourites such as Eat 17 and The Queen's Arms, while the nearby Ravenswood Industrial Estate has become a vibrant cultural hub, hosting God's Own Junkyard, Wild Card Brewery, and Mother's Ruin Gin Palace. Walthamstow Central station is approximately half a mile away, offering excellent transport links.

Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to second floor & flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Open Plan Lounge/kitchen

20'9 x 15'0 (6.32m x 4.57m)

Bedroom One

11'5 x 8'4 (3.48m x 2.54m)

Bedroom Two

11'3 x 6'5 (3.43m x 1.96m)

Bathroom

8'4 x 5'7 (2.54m x 1.70m)

On road residents permit parking

Additional Information:

Lease Term: 125 years from 1 April 2007

Lease Remaining: 106 years remaining

Ground Rent: £0 per annum

Service Charge: £1,000 - per annum

Local Authority: London Borough Of Waltham Forest

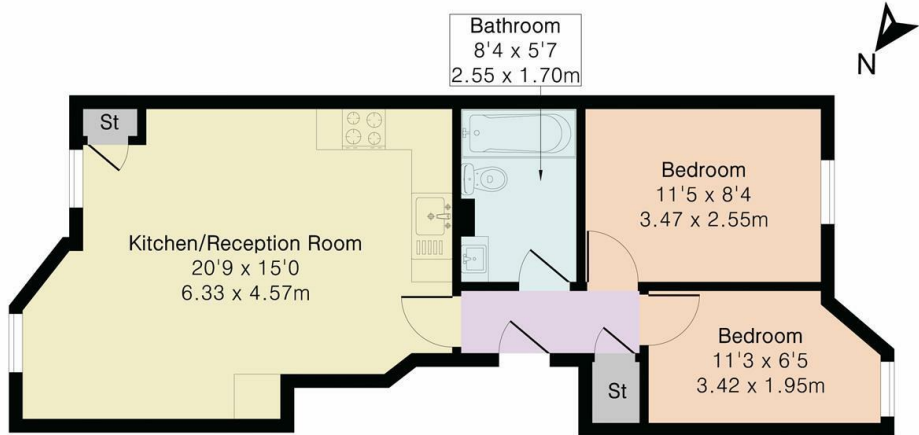
Council tax band: C

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

Approximate Gross Internal Area 528 sq ft - 49 sq m



Second Floor



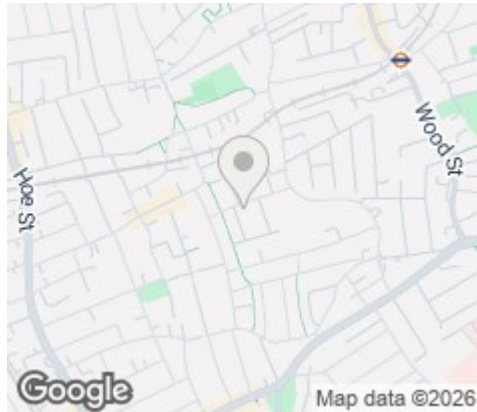
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



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		
	78	78
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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