



## Wingfield Road, Walthamstow, London, E17

Offers In Excess Of £450,000

**FOR SALE**

 1  1  2

Share of Freehold

- Lower ground floor maisonette
- 2 Double bedrooms
- Gas central heating
- Walthamstow Village location
- Walthamstow Central tube Station: 0.4 mile
- EPC rating: C (70)
- Council tax band: B
- East-facing communal garden
- Off street parking
- Internal: 598 sq ft (56 sq m)

Perfectly positioned in the heart of Walthamstow Village, this two-double-bedroom, lower-ground-floor flat offers a seamless blend of characterful charm and modern living.

The reception room serves as a welcoming focal point, defined by a striking arched window and a feature fireplace. An internal archway, echoing the window's design, leads through to a well-proportioned kitchen. This bright space opens directly onto a generous, east-facing communal garden.

Both bedrooms are doubles; the principal bedroom benefits from built-in storage and overlooks the rear garden. The home is served by a three-piece bathroom featuring a shower over the bath. For added convenience, the property also includes a private parking space.

Situated just moments from the independent shops, eateries, and vibrant community spirit of Orford Road, the lifestyle on offer here is second to none. You are a stone's throw from local favourites, including Eat 17, Bora & Sons, hometipple, and Peeld, with the fantastic Castle pub just around the corner. Best of all, with Walthamstow Central station a short stroll away, you have effortless access to the Victoria line and Overground.

Shall we take a look?

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## DIMENSIONS

### Reception Room

14'3 x 11'7 (4.34m x 3.53m)

Open to kitchen. Door to inner hall.

### Kitchen

11'0 x 8'0 (3.35m x 2.44m)

Door to inner hall.

### Inner Hall

Door to bedroom one, bedroom two & bathroom.

### Bedroom One

12'6 x 12'4 (3.81m x 3.76m)

### Bedroom Two

12'0 x 10'5 (3.66m x 3.18m)

### Bathroom

7'4 x 5'9 (2.24m x 1.75m)

### Communal Garden (East-facing)

59'9 x 29'1 (18.21m x 8.86m)

### Off street parking

Private space for x1 vehicle.

### Additional Information:

Head Lease Term: 999 years beginning on and including 1 January 2023

Head Lease Remaining: 996 years remaining

Ground Rent: £0 - Per Annum

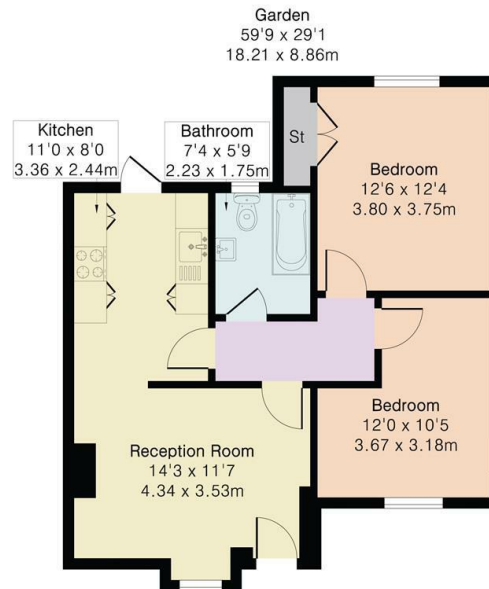
Service Charge: £2,100 - Per Annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

## FLOORPLAN

Approximate Gross Internal Area 598 sq ft - 56 sq m



Ground 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.



### 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.

## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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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