



Chamberlain Place, Walthamstow, London, E17

Offers In Excess Of £275,000

FOR SALE

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Leasehold

- Ground floor purpose built flat
- 1 Double bedroom
- Open plan Reception/Kitchen
- Fully double glazed
- Blackhorse Road tube Station: 0.7 mile walking distance
- Ideal first time purchase or buy to let investment
- Council tax band: B & EPC rating: D (65)
- Communal garden & residents Parking (Unallocated)
- Chain-free
- Internal: 432.38 sq ft (40.17 sq m)

Guide Price: £285,000-£295,000. This charming ground-floor, purpose-built flat offers a fantastic opportunity for those seeking a stylish first home or a buy-to-let investment.

Offered to the market chain-free, the property has been neutrally decorated throughout, providing a crisp and inviting canvas for its next owner. The heart of the home is the impressive open-plan reception and kitchen area, flooded with natural light thanks to a large feature window. The kitchen itself is a masterclass in modern design, with sleek cabinetry complemented by a stylish herringbone metro tile splashback and ample space for a dining table, making it an ideal spot for entertaining.

The bedroom is a generous double, benefiting from integrated mirrored storage that enhances the sense of space and light. This is served by a contemporary bathroom finished to a high standard. Residents also enjoy access to well-maintained communal gardens and the added convenience of dedicated (unallocated) residents' parking.

Location is everything with this property, which is situated just a short walk from the renowned Blackhorse Road 'Beer Mile', home to Signature Brew, Big Penny Social and Pretty Decent. Residents can enjoy the critically acclaimed SlowBurn restaurant close by. For commuters, Blackhorse Road Underground station is within easy walking distance, providing swift and convenient access across London via the Victoria line and Overground.

Shall we take a look?

Chamberlain Place, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Open Plan Reception/Kitchen

10'5" x 22'0" (3.18m x 6.71m)

Bedroom

9'1" x 12'1" (2.77m x 3.68m)

Bathroom

6'6" x 6'3" (1.98m x 1.91m)

Communal Garden

Residents Parking (Unallocated)

Communal parking on a first come first serve basis.

Additional Information:

Lease Term: From 18 May 2018 until 31 August 2180

Lease Remaining: 154 years remaining

Ground Rent: £0 - per annum

Service Charge: £1,400 - per annum

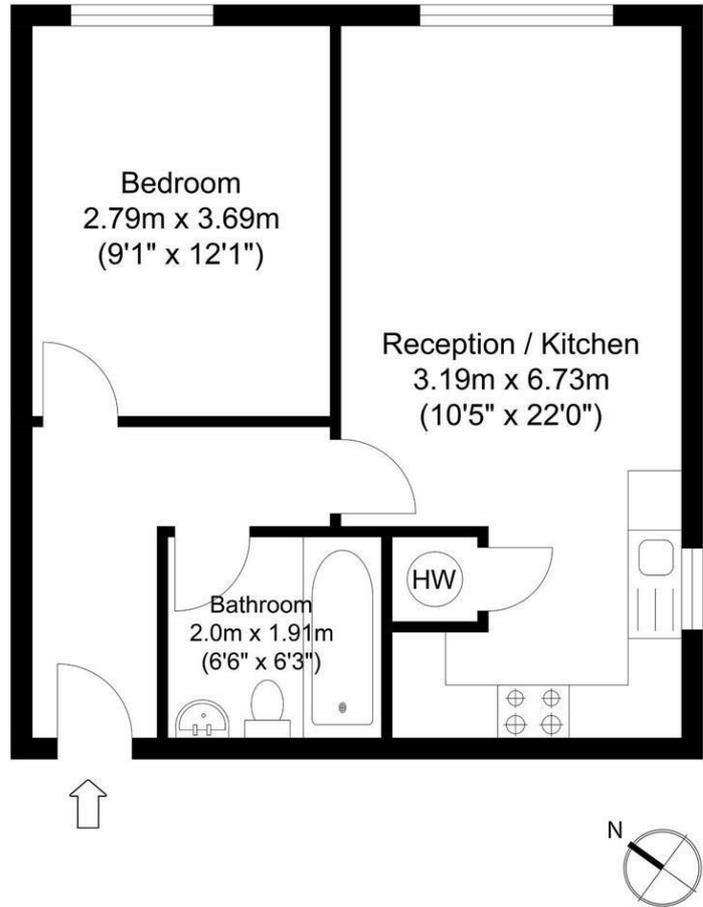
Local Authority: London Borough Of Waltham Forest

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 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.

FLOORPLAN



GROSS INTERNAL FLOOR AREA: 40.17 sq.m (432.38 sq.ft)

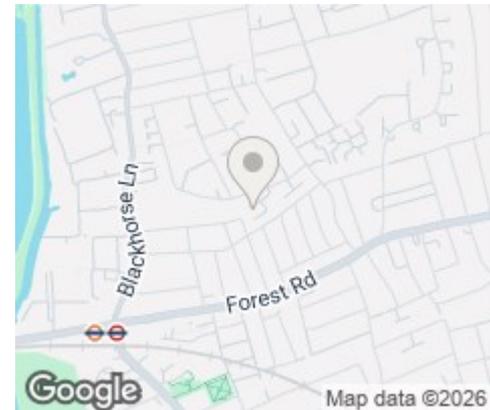
Measured in accordance with RICS code of measuring practice. These plans are for representation purposes only and should be used as such by any related party. Every attempt is made to ensure accuracy, however, all measurements are approximate.

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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		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LOCATION



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