



## Planetree Path, Walthamstow, London, E17

Offers In Excess Of £370,000

**FOR SALE**

 1  1  1

Leasehold

- Modern 2nd floor purpose-built apartment
- 1 Double bedroom
- Open plan reception/kitchen
- Gas central heating
- Walthamstow Central tube station: 0.1 mile
- Fantastic shopping amenities nearby
- EPC rating: B (83)
- Council tax band: B
- Balcony
- Internal: 496 sq ft (46 sq m)

A modern one bedroom apartment, huge on style, comfort and convenience with easy local transport links.

The long hallway with parquet floor leads to a roomy and versatile living space flooded with natural light from the large windows. A stylish and comfortable space. Airy and welcoming too, giving you plenty of room and flexibility. There's also a private balcony, opening up the space perfectly for entertaining during the summer months. And the kitchen is sleek and understated with high-end Bosch appliances.

Down the hallway, the bedroom is a calm space with plenty of natural light, balcony doors and bespoke storage, next to the fresh, contemporary 3 piece bathroom. The whole property feels open, stylish and comfortable, with everything considered in the design including storage space.

And what a neighbourhood! The friendly neighbours are all on a Whatsapp group and the central Walthamstow location puts local shops, Walthamstow Mall, transport links and restaurants on your doorstep, including Perky Blenders for delicious coffee. There's a daily fruit and veg market closeby, with specialist international flavours in the Sunday food market.

There's excellent transport here as you're only a couple of minutes from Walthamstow Central station for tube and Overground services, from where you can be in Liverpool St within 20 minutes. Walthamstow village is only a 10 minute stroll, which is buzzing with fantastic pubs, bars, restaurants and cafes and in the opposite direction, beautiful Lloyd park and gardens.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to all floors & flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Reception/Kitchen

18'2 x 15'3 (5.54m x 4.65m)

### Bedroom

11'3 x 11'0 (3.43m x 3.35m)

### Bathroom

6'11 x 5'2 (2.11m x 1.57m)

### Balcony

7'10 x 4'7 (2.39m x 1.40m)

### Additional Information:

Lease Term: 125 years from 31 December 2019

Lease Remaining: 118 years remaining.

Ground Rent: £370 per annum.

Service Charge: £1,288 per annum.

Local Authority: London Borough Of Waltham

Forest

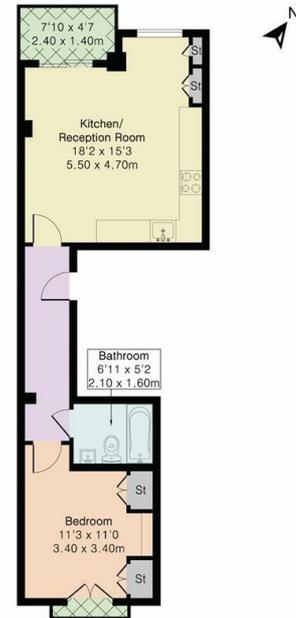
Council Tax Band: B

### 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

Approximate Gross Internal Area 496 sq ft - 46 sq m



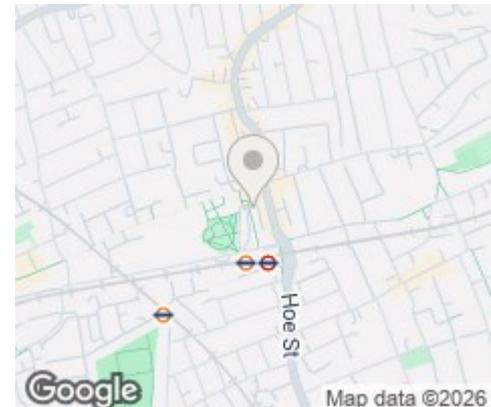
Second Floor



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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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