

# Lanes

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39 Haroldstone Road, Walthamstow, London, E17 7AN

**£500,000**

GUIDE PRICE £500,000-£525,000

FREEHOLD INCLUDED IN SALE

This delightful ground floor flat offers a perfect blend of comfort and modern living. With two bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in the bustling city.

Upon entering, you are greeted by a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The newly fitted kitchen is a standout feature, boasting contemporary design and functionality, making it a joy for any home cook. The bathroom has also been tastefully updated, ensuring a fresh and stylish space for your daily routines.



### Door to

### Lounge

10'8 x 10'4 plus bay and into alcove (3.25m x 3.15m plus bay and into alcove)

### Hallway

### Bedroom One

11'1 x 8'4 into fitted wardrobe and to fitted wadr (3.38m x 2.54m into fitted wardrobe and to fitted w)

### Bedroom Two

8'2 x 6'5 (2.49m x 1.96m)

### Kitchen

9'5 x 9'3 (2.87m x 2.82m)

### Bathroom

### Rear Garden

Paved

### Reference

CH6616/PL/00100005

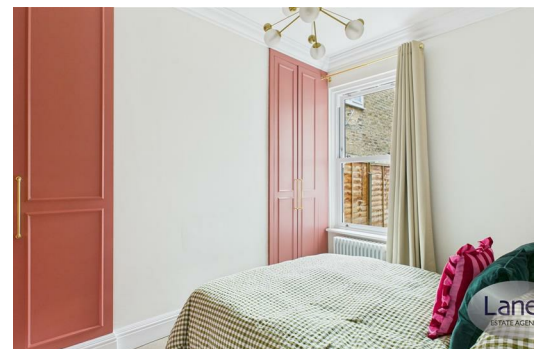
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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