



## Fleeming Road, Walthamstow, London, E17

Offers In Excess Of £375,000

**FOR SALE**

 1  1  1

Leasehold

- 1 Bedroom ground floor Warner maisonette
- Double glazed & Gas central heating
- Close to Lloyd Park
- Walthamstow Central Tube station: 0.9 mile
- EPC rating: C (70)
- Council tax band: B
- Shared rear garden: 64'5 x 16'3
- On street residents permit parking
- Chain-free
- Internal: 435 sq ft (40 sq m)

This classic one-bedroom ground-floor Warner maisonette is offered chain-free and perfectly positioned for the best of E17 living. Step through your own front door into a quintessential Warner home, where the layout stays true to its heritage while offering a bright and versatile canvas for modern life. The reception room at the front is a standout feature, flooded with natural light thanks to the signature large bay window. Just behind sits the double bedroom, providing a peaceful retreat in the heart of the home.

The hallway features handy built-in storage, leading you through to a well-proportioned kitchen at the rear. From here, you have direct access to the shared rear east-facing garden, a generous 64-foot space perfect for summer morning coffees or weekend pottering. The layout is completed by a bathroom with the benefit of a separate WC, maintaining that traditional Warner practicality. The property is fully double-glazed and has gas central heating throughout, ensuring comfort in all seasons.

Located close to the green open spaces of Lloyd Park, Fleeming Road is ideally situated for those who love the outdoors and local culture alike. You are just a short stroll from the William Morris Gallery and the popular weekend food market. For your evenings and weekends, you are within easy reach of the many independent shops and eateries of both Hoe Street and the Village. For the commute, Walthamstow Central station is nearby, providing swift Victoria Line and Overground links into the City and West End.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Door to reception room, kitchen & bedroom.

### Rear Garden

### Reception Room

12'4 x 10'11 (3.76m x 3.33m)

### Kitchen

10'8 x 9'11 (3.25m x 3.02m)

Door to rear garden.

### Bedroom

9'2 x 9'2 (2.79m x 2.79m)

### Bathroom

7'1 x 7'0 (2.16m x 2.13m)

Door to:

### WC

4'2 x 2'8 (1.27m x 0.81m)

### Rear Garden (Shared)

64'5 x 16'3 (19.63m x 4.95m)

### On Street Residents Permit Parking

### Additional Information:

Lease Term: 189 years from 24 June 1983

Lease Remaining: 146 years remaining

Ground Rent: £0 - Per Annum

Service Charge: £0 - Per Annum

Buildings Insurance: £316 per annum

Local Authority: London Borough Of Waltham

Forest

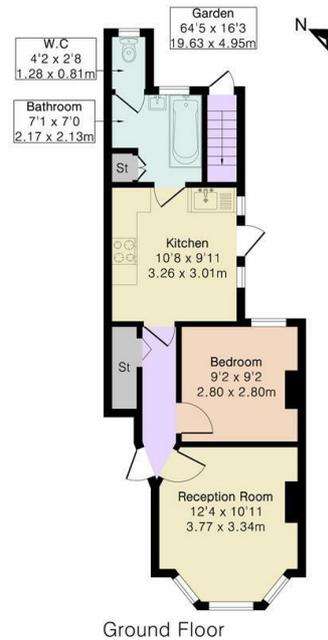
Council tax band: B

### 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 435 sq ft - 40 sq m



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) <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		
	70	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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