



## Liden Close, Walthamstow, London, E17

Offers In Excess Of £220,000

Leasehold

- 1 bedroom ground floor studio flat
- Double glazed
- Security entry system
- Lea Bridge station: 0.3 mile
- EPC rating: D (66)
- Council tax band: B
- Communal garden
- Communal residents parking
- Chain-free
- Internal: 323.2 sq ft (30.0 sq m)

Discover this beautiful, chain-free studio apartment, stylishly presented throughout, offering a fantastic opportunity for a first-time buyer or investor seeking a ready-to-move-into home in a highly sought-after area.

Internally, the apartment features a bright lounge area with attractive laminate flooring. The space has been cleverly optimised with a custom-built mezzanine bed, creating a distinct sleeping area while maximising the floor space below. Adjacent to this is a sleek, modern fitted kitchen. A well-appointed three-piece bathroom completes the internal accommodation.

Outside, residents benefit from access to a communal garden and communal residents' parking. The location couldn't be better for commuting; you're just 0.3 miles from Lea Bridge station, making travel into the City swift and convenient. Additionally, you'll be perfectly placed to enjoy the vibrant sights and sounds of this exciting part of E17.

Shall we take a look?

**FOR SALE**

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# Liden Close, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal entrance door leading into:

### Communal Hallway

Door leading to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to reception room & bathroom.

### Reception Room

16'1" x 8'7" (4.90m x 2.62m)

Open to bedroom area.

### Kitchen

6'10" x 6'7" (2.08m x 2.01m)

### Bedroom

9'3" x 6'9" (2.82m x 2.06m)

### Bathroom

### Communal Garden

### Communal Residents Parking

### Additional Information:

Lease Term: 189 years from 14 February 1989

Lease Remaining: 153 years remaining

Ground Rent: £0 (Peppercorn) per annum

Service Charge: £615 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

Kitchen  
6'10" x 6'7"  
(2.08m x 2.00m)

Bedroom  
9'3" x 6'9"  
(2.82m x 2.05m)

Reception Room  
16'1" x 8'7"  
(4.90m x 2.61m)

Ground Floor



Liden Close

Approximate Gross Internal Area  
Total = 30.0 sq m / 323.2 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

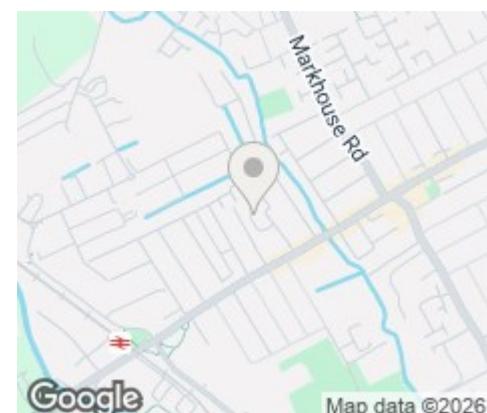
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## EPC RATING

### Energy Efficiency Rating

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

## LOCATION



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