



St. Stephens Close, Walthamstow, London, E17

Offers In Excess Of £400,000

FOR SALE

1 1 2

Leasehold

- Split Level Top Floor Flat
- 2 Double Bedrooms
- Purpose Built
- Double Glazing & Gas Central Heating
- Walthamstow Central Tube Station: 0.4 mile
- EPC rating: C (73) Council Tax Band: B
- Balcony
- Communal Gardens
- On Street Residents Permit Parking
- Internal: 687.8 sq ft (63.9 sq m)

A two double bedroom purpose-built flat arranged over the top two floors of a development in Walthamstow Village. This split-level property includes an internal staircase and a private east-facing balcony.

This bright property features an entrance hall leading to a dual-aspect reception room with parquet flooring, a fireplace, and French doors to a balcony. A separate kitchen includes storage and work surfaces. Upstairs are two double bedrooms, the main with fitted wardrobes, and a family bathroom. Benefits include a telephone entry system and communal gardens.

St. Stephens Close is a residential road located in Walthamstow Village, which contains shops, restaurants, and pubs. A playground is located at the end of the road. Walthamstow Central Station (Victoria Line and Overground) is 0.4 miles away, providing transport links into central London.

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DIMENSIONS

Reception Room
13'5 x 13'2 (4.09m x 4.01m)

Kitchen
11'7 x 7'8 (3.53m x 2.34m)

Bedroom
13'3 x 11'9 (4.04m x 3.58m)

Bedroom
13'5 x 7'10 (4.09m x 2.39m)

Bathroom

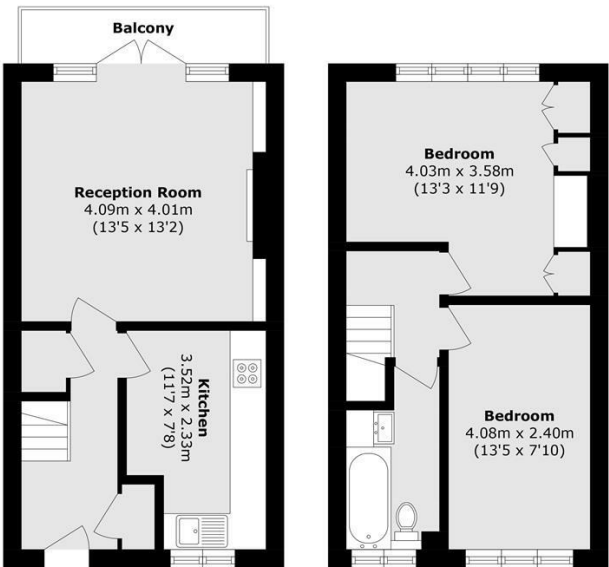
Communal Garden

On Street Residents Permit Parking

Additional Information:
Lease Remaining: 170 years remaining
Ground Rent: £0 - per annum
Service Charge: £1,300 - per annum
Local Authority: London Borough Of Waltham Forest

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



Second Floor

Third Floor

Total area (approx.): 63.9 sq. m (687.8 sq. ft)
Balcony Total (approx.): 3.7 sq. m (39.8 sq. ft)

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England & Wales		
EU Directive 2002/91/EC		

LOCATION

