

YELLANDS

est 1950

FOR SALE



1 Bedroom



1 Bathroom



415 sqft

EPC

Rating C

LITCHFIELD COURT

2 Gandhi Close, Walthamstow, E17 8LN

£229,000

Call us: 020 8491 8080

**IMPORTANT – IMAGE DISCLAIMER**

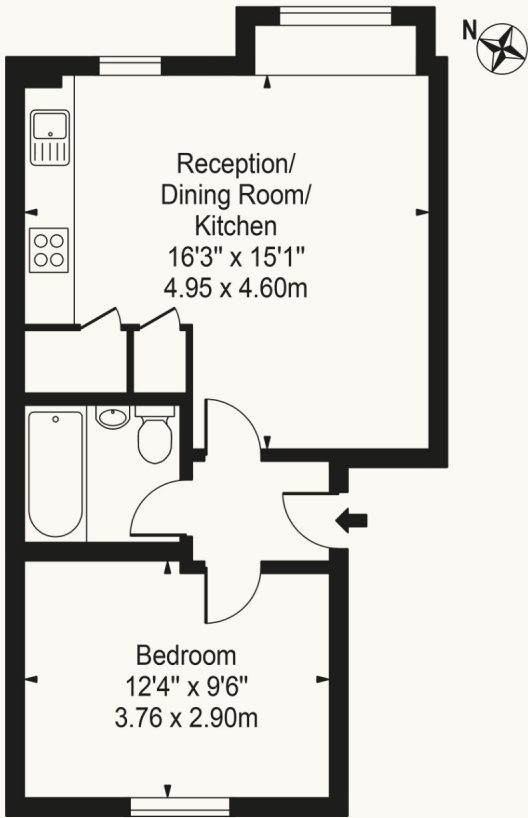
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The Story of LITCHFIELD COURT

Tucked away within the established residential surroundings of Gandhi Close, this one-bedroom first floor apartment offers approximately 415 sq. ft. of accommodation – an appealing opportunity for first-time buyers, professionals and investors alike.

At its heart is a generous open-plan reception, dining and kitchen area of approximately 16'3" x 15'1", with a window recess bringing in natural light and plenty of scope to arrange the space to suit your lifestyle.

The separate double bedroom (approx. 12'4" x 9'6") offers a comfortable retreat, and the bathroom features a bath, washbasin and WC.



First Floor

Approx. Gross Internal Area
415 sq ft / 38.55 sq m

For illustration purposes only – not
to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74C	82B

The development is set within landscaped communal grounds with mature trees and lawns. Walthamstow’s cafés, shops and market are within reach, along with Lloyd Park, the Walthamstow Wetlands and Victoria line and Overground services from Walthamstow Central.

Contact Yellands Estates today to arrange your viewing.

Key Information

- One-Bedroom First Floor Apartment
- Approximately 415 Sq. Ft. (38.55 Sq. M.)
- Spacious Open-Plan Reception, Dining & Kitchen
- Well-Proportioned Double Bedroom
- Bathroom with Bath
- Established Residential Development
- Communal Green Spaces
- Convenient Walthamstow E17 Location
- Excellent Potential to Personalise
- Ideal First-Time Purchase or Investment
- Leasehold – 150 Years Remaining
- Service Charge: [£XXX / TBC]
- EPC Rating C
- Council Tax Band B (Waltham Forest)