



# Gandhi Close, Walthamstow, London, E17

Offers In Excess Of £290,000

**FOR SALE**

 1  1  1

Share of Freehold

- 1 Double bedroom ground floor purpose built flat
- Walthamstow Central Tube station: 0.6 mile walking distance
- Double glazed windows
- Pressurised hot water system & Economical electric heating
- Ideal first time purchase or buy to let investment
- EPC rating: C (73) & Council tax band: B
- Gated communal garden
- Free resident off-street parking
- Chain-free
- Internal: 441 sq ft (41 sq m)

This beautifully presented one-bedroom, ground-floor flat offers a superb opportunity for a first-time buyer or investor. Sold with a share of freehold and offered chain-free, this purpose-built home represents a seamless and secure purchase.

Presented in a neutral palette with dark wood laminate flooring, the property features a spacious reception room and a sleek, modern white kitchen. It is offered in turn-key condition, allowing a purchaser to move in and immediately enjoy the space. The accommodation is thoughtfully arranged and features a generously sized double bedroom, flooded with natural light from a large window. A well-appointed three-piece bathroom with a shower over the bath completes the layout. Modern efficiency lies at the heart of this home, benefiting from full double glazing, an economical electric heating system, and a pressurised hot water system, ensuring warmth and cost-effective running throughout the year.

Beyond the front door, the external amenities are equally impressive. Residents enjoy access to a private, gated communal garden, providing a peaceful sanctuary away from the hustle and bustle of London life. In addition, free resident off-street parking offers excellent convenience.

The location is truly enviable, with Walthamstow Central station just a short distance away, providing effortless connections across the capital via the Victoria line and London Overground. Whether you are drawn to the independent shops and eateries of the Village, including Pavement, Peeld and Ruff's Bistro, or the excellent transport links, this property provides the perfect base from which to enjoy the very best of E17.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to reception room, bedroom & bathroom.

### Reception Room

15'7 x 9'6 (4.75m x 2.90m)

Door to:

### Kitchen

11'11 x 6'6 (3.63m x 1.98m)

Door to reception room.

### Bedroom

12'1 x 8'10 (3.68m x 2.69m)

### Bathroom

6'6 x 5'6 (1.98m x 1.68m)

### Communal Gardens (Gated)

### Off street residents parking

### Additional Information:

Lease Term: 999 years from 2 February 1987

Lease Remaining: 960 years remaining

Ground Rent: £0 (Peppercorn) - per annum

Service Charge: £1,350 - per annum

Local Authority: London Borough Of Waltham Forest

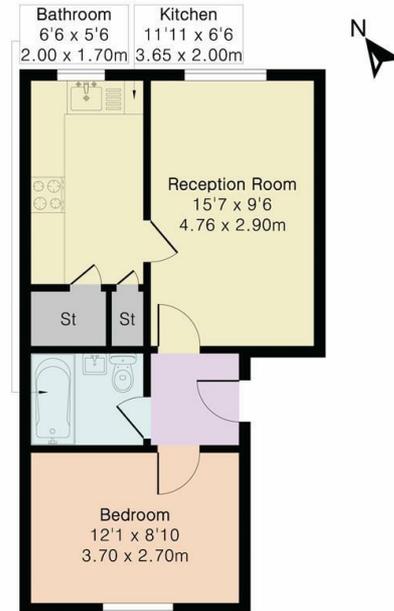
Council tax band: B

### 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 441 sq ft - 41 sq m



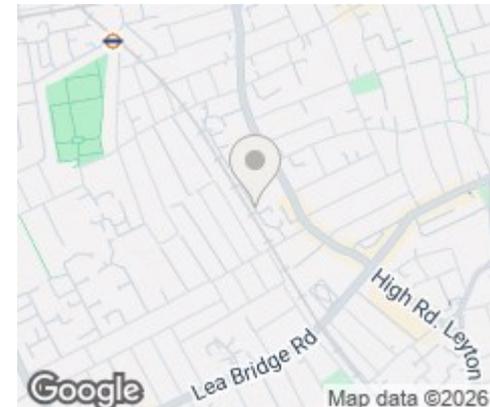
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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			
		73	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## LOCATION



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