

## Green Pond Close, Walthamstow, London, E17

£313,000

Leasehold

**FOR SALE**

 1  1  1

- 1 Bedroom Purpose Built Ground Floor Flat
- Double Glazing & Gas Central Heating
- Newly Refurbished throughout
- Ideal Buy To Let or First Time Purchase
- Blackhorse Road tube station: 0.6 mile
- EPC Rating: C (72)
- Council Tax Band: C
- Private Parking
- Chain-Free
- Internal: 408 sq ft (38 sq m)

A newly refurbished one-bedroom ground-floor flat in a purpose-built development in Walthamstow, offered to the market chain-free with private parking.

Situated 0.6 miles from Blackhorse Road station, the property provides access to the Victoria line and London Overground. The flat is located 0.6 miles from Lloyd Park and the William Morris Gallery, which houses Deeney's café. The many independent breweries of the Blackhorse Road 'Beer Mile' are located 0.7 miles from the property.

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## DIMENSIONS

**Reception Room**  
14'1 x 9'3 (4.29m x 2.82m)  
Open to:

**Kitchen**  
10'11 x 5'11 (3.33m x 1.80m)

**Bedroom**  
12'6 x 10'7 (3.81m x 3.23m)

**Bathroom**  
6'10 x 5'11 (2.08m x 1.80m)

**Communal Garden**

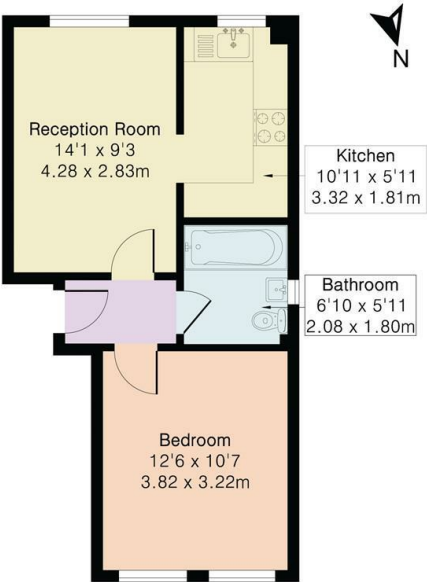
**Private Parking**

**Additional Information:**  
Lease Term: 189 years from 24 June 1990  
Lease Remaining: 153 years remaining  
Ground Rent: £0 (Peppercorn) - per annum  
Service Charge: £1,540 - per annum  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

**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 408 sq ft - 38 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) 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 |         |           |
|                                             | 72      | 75        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## LOCATION

