



Clifford Road, Walthamstow, London, E17

Price £290,000

Leasehold

FOR SALE

1 1 1

- Studio Apartment
- Front Patio
- Modern Kitchen
- Sliding Glass Door
- Storage Space
- Local Amenities

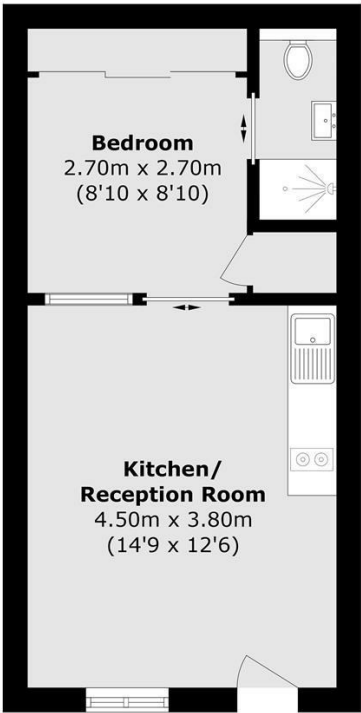
A modern studio apartment in the heart of Walthamstow, offering over 30 square meters of living space with a private outdoor patio. The apartment features a floor-to-ceiling glass door separating the bedroom area from the living space, lots of built-in storage and the added comfort of underfloor heating.

Positioned within one of East London's most desirable neighbourhoods, the property is ideally located for transport links and local amenities. Wood Street Station being only 0.6 miles away, providing direct services into Liverpool Street. Walthamstow's abundance of green spaces, independent cafés, restaurants and vibrant food and cultural scene are all within easy reach, making this an ideal home for those looking to enjoy everything the area has to offer.

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DIMENSIONS

FLOORPLAN



Total area (approx.): 30.7 sq. m (330.4 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	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

LOCATION

