



## West Avenue, Walthamstow, London, E17

Offers In Excess Of £350,000

**FOR SALE**

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Leasehold

- Top floor flat
- 1 Double bedroom
- Double glazing & gas central heating
- Walthamstow Village location
- Walthamstow Central Tube station: 0.2 mile
- EPC rating: C (76)
- Council tax band: B
- Communal gardens & secure allocated car parking space
- Chain-free
- Internal: 484 sq ft (45 sq m)

Offered chain-free, this top-floor, one-bedroom flat is peacefully tucked away in the absolute heart of the highly coveted Walthamstow Village.

This beautifully presented home opens into a generous, light-filled kitchen and reception room designed for effortless modern living. Flooded with morning sunlight, this sleek open-plan space features crisp contemporary lines, high-spec finishes, efficient storage and laminate flooring underfoot. Across the hallway, the bathroom is styled in calm tones with a floating vanity, a glass shower enclosure with a window, alcove shelving and tiled flooring.

Situated at the rear of the property, the double bedroom, complete with built in wardrobes, is a quiet space perfectly positioned to catch the setting sun while offering a stunning, view of the iconic London skyline. Double glazing, gas central heating, access to communal gardens and the incredibly rare bonus of a secure allocated parking space complete this exceptional home.

Located well back from the main grid on a tranquil road closed to through traffic, the property feels exceptionally safe and secluded yet sits just a four-minute stroll from Walthamstow Central station, making commuting a breeze.

The location genuinely speaks for itself. You are moments from the historic charm of Orford Road, home to excellent local favourites like Eat17, Ruff's Bistro and legendary local pubs including The Queen's Arms and The Nag's Head. For the weekend, the nearby Blackhorse Road breweries provide a fantastic hotspot, while the vast expanses of the Walthamstow Wetlands and Marshes are easily accessible for a scenic morning run. Surrounded by a warm, friendly community, this flat presents an unrivalled opportunity to secure the perfect slice of Village life with easy City access.

Shall we take a look?

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## DIMENSIONS

**Reception Room/Kitchen**  
17'11 x 12'3 (5.46m x 3.73m)

**Bedroom**  
11'3 x 11'2 (3.43m x 3.40m)

**Shower Room**  
8'0 x 5'10 (2.44m x 1.78m)

**Communal Gardens**

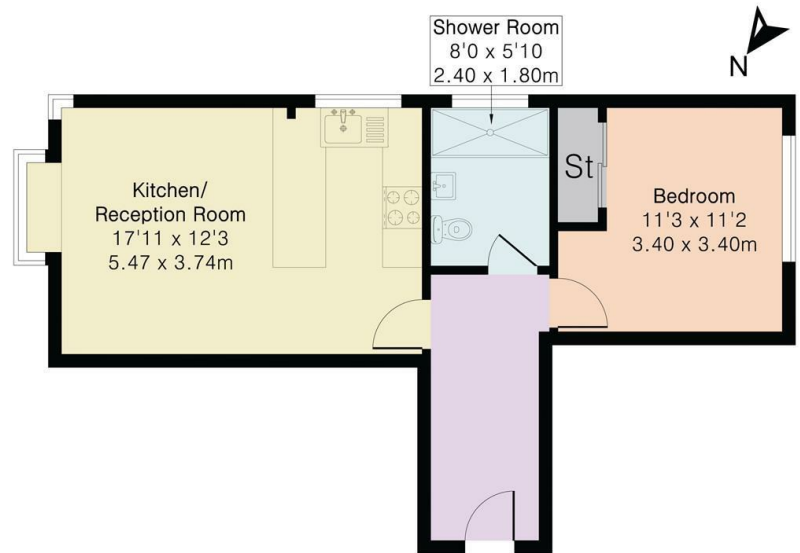
**Off street parking**  
Secure allocated car parking space.

**Additional Information:**  
Lease Term: 125 years from 1 January 1995  
Lease remaining: 94 years remaining.  
Ground Rent: £170 per annum.  
Service Charge: £1895.40 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 484 sq ft - 45 sq m**



Second Floor



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>	<b>76</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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