

LEASEHOLD



Apartment - Ground Floor

PALMERSTON ROAD WALTHAMSTOW LONDON E17 6PZ

Price Guide

£525,000

FEATURES

- Ground Floor Apartment
- Fully Refurbished
- Rear Garden
- No Chain
- Two Bedrooms
- Modern Kitchen
- Walthamstow Central
- Parking



2 Bedroom Apartment located in London

Welcome to Palmerston Road in London, this beautifully refurbished ground floor apartment presents an excellent opportunity for those seeking a stylish yet practical living space. Boasting two spacious double bedrooms, this property is perfect for individuals or small families looking for comfort and convenience.

Upon entering, you are welcomed by a generous sitting room featuring a delightful bay window and a characterful fireplace, creating a warm and inviting atmosphere. The modern kitchen is well-equipped, making it ideal for culinary enthusiasts, while the contemporary family bathroom adds to the overall appeal of the home.

One of the standout features of this apartment is the private rear garden, offering a tranquil outdoor space for relaxation or entertaining. Additionally, shared off-road parking at the front of the property provides added convenience, a rare find in this vibrant area.

Located just a stone's throw from Walthamstow Central Station and the bustling Walthamstow market, this property is perfectly positioned for those who appreciate easy access to transport links and local amenities. The trendy surroundings of East London offer a plethora of shops, cafes, and recreational options, ensuring that you are never far from the action.

We invite you to register your interest. This could be the perfect opportunity to explore your new home and envision the possibilities that await. We look forward to your call. Price Guide £525,000-£550,000.

Entrance Hall

Entrance door to the front with long hallway, doors to all rooms and storage cupboard.

Sitting Room

14'7 max x 13'4 max

Sealed unit double glazed bay window to the front, Victorian fireplace with wood surrounds and mantle over, period style cast radiator and wood flooring. Book shelves and under cabinet.

Kitchen

11'7 x 6'8

Sealed unit double glazed window to the rear, range of base and wall mounted units, sink, integrated gas hob, oven below and extractor fan over. Space and plumbing for washing machine and dishwasher. Tiled splash backs. Tall cupboard and space for fridge/freezer.

Bathroom

Sealed unit double glazed window to the side. Panel bath with shower mixer tap attachment over with rail and curtain. Tiled splash backs. Wash hand basin and wc.

Principal Bedroom

12'6 x 9'7

Sealed unit double glazed window to the rear and radiator. Built in wardrobes.

Bedroom Two

15'4 x 7'1

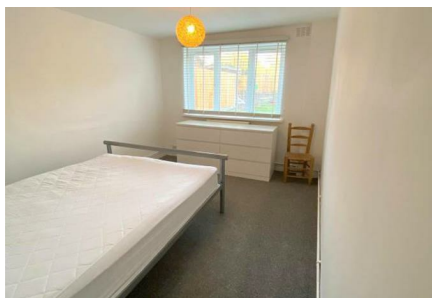
Sealed unit double glazed window to the side and radiator.

Outside

Private enclosed rear garden which is a real added bonus with this great apartment. Mainly laid to lawn with patio area a real ideal space for entertaining family and friends. Shared parking.

Agents Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a connected person in the sale of this property. The property is being sold by a connected person known to Think Property.





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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

