



## Grosvenor Rise East, Walthamstow, London

This impressive split-level flat sits within a small modern development in the heart of Walthamstow Village and offers a generous amount of space arranged across two floors.

On the first floor you'll find a spacious main bedroom at the front, a family bathroom in the middle with a shower over the bath, and a second bedroom overlooking the rear.

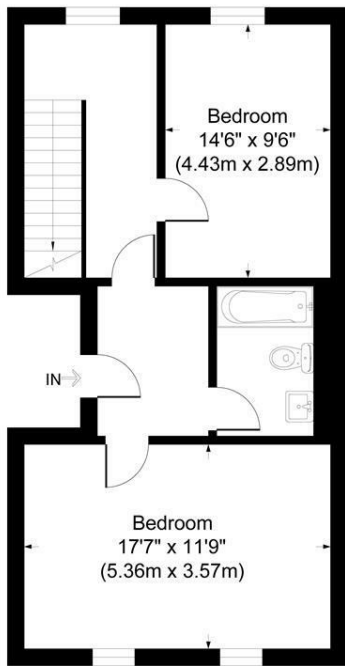
Upstairs is the real highlight of the home – a huge open-plan kitchen, dining and living space with striking vaulted ceilings. Large skylights and windows flood the room with natural light, creating a bright and airy space that's perfect for both relaxing and entertaining. There's also some handy built-in storage.

Residents also benefit from access to a well-maintained communal garden at the rear.

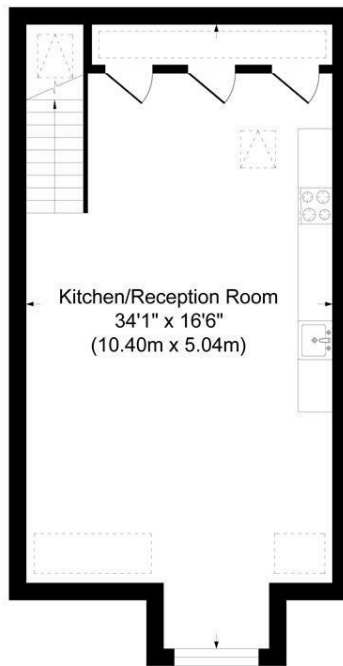
The property is offered with a long lease and is available chain free, making it a great opportunity to secure a spacious home in one of Walthamstow's most sought-after areas.

- Two Bedroom Flat
- Split Level
- Spacious Kitchen/Living Area
- Communal Gardens
- Walthamstow Village Location
- No Onward Chain
- 0.4m To Walthamstow Central Station
- 109.2 Sq M - 1176 Sq Ft

**£475,000**



First Floor



Second Floor



**Settle.**

## Amey Court Grosvenor Rise East

Approximate Gross Internal Area  
 First Floor = 54.7 sq m / 590 sq ft  
 Second Floor = 54.4 sq m / 587 sq ft  
 Total = 109.2 sq m / 1176 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 80                      | 81        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |