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Greenacre Gardens, London, E17 9EX  
Guide Price £265,000

Guide Price - £265,000 to £285,000

Welcome to this charming one-bedroom flat located in the desirable area of Greenacre Gardens, Walthamstow. This purpose-built property offers a comfortable living space, perfect for individuals or couples seeking a convenient urban lifestyle.

As you enter, you will find a well-proportioned reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The double bedroom is spacious and bright, ensuring a restful retreat at the end of the day. The flat also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the flat benefits from loft access, providing extra storage space or the potential for future development, subject to the necessary permissions.

Situated within walking distance of Wood Street Station, this location offers excellent transport links, making it easy to commute to central London and beyond. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that everything you need is within reach.

This flat presents a wonderful opportunity for those looking to invest in a property in a vibrant part of London. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this delightful flat your new home.

### Hallway 3'4" x 6'0" (1.04 x 1.83)

Carpeted flooring, power points and telephone point.

### Bathroom 5'5" x 6'3" (1.67 x 1.91)

Textured ceiling, tiled flooring and walls, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and vanity under, low level flush w/c.

### Kitchen 6'5" x 9'3" (1.97 x 2.83)

Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, freestanding cooker with electric oven and hob, range of base & wall units with roll top work surfaces, sink with drainer unit, space for fridge freezer, plumbing for washing machine, cupboard and power points.

### Reception 9'9" x 13'6" (2.99 x 4.14)

Double glazed window to rear aspect, coved ceiling, electric heater, carpeted flooring, TV aerial and power points.

### Bedroom

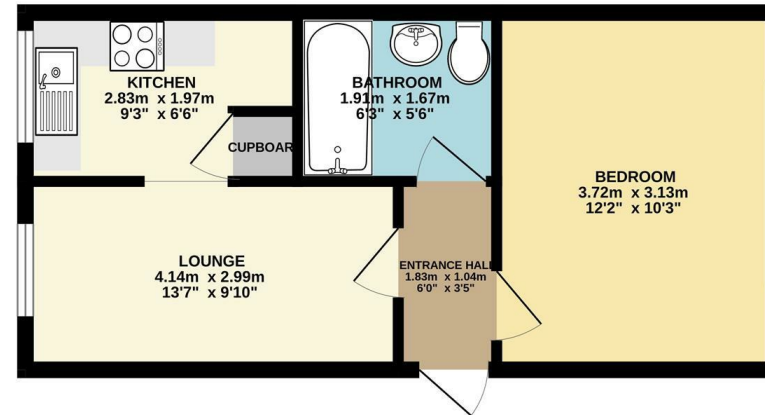
### 10'3" x 12'2" (3.13 x 3.72)

Double glazed window to front aspect, textured ceiling, electric heater, carpeted flooring and power points.

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			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 40.0 sq.m. (431 sq.ft.) approx.  
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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