

INCORPORATING...

brian **dadd** commercial

FOR SALE

£375,000

- Close to Wood Street Station
- Close to local amenities
- Large-sized bedrooms
- Excellent condition
- Council tax band - B
- 100 years left on lease
- Ground rent £100 pa
- Approx. 670 sqft
- No onward chain

CONTACT: 020 8506 9800
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

215A WOOD STREET, WALTHAMSTOW, LONDON, E17 3NT



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Entrance Hall

Radiator, doors to:

Reception Room

15'7" x 11'6"

Window to front side elevation, radiator.

Kitchen

10'5" x 5'73"

Window to side elevation, radiator. Wall-mounted cupboards, base-level cupboards, work surface area, sink and drainer unit.

Bedroom 1

15'1" x 5'2"

Windows to side elevation, radiator.

Bedroom 2

15'0" x 8'4"

Window and door (to fire escape) to rear elevation, radiator, cupboard housing gas boiler.

Bathroom

Window to side elevation, radiator, high level WC, panelled bath, unit with inset wash hand basin.



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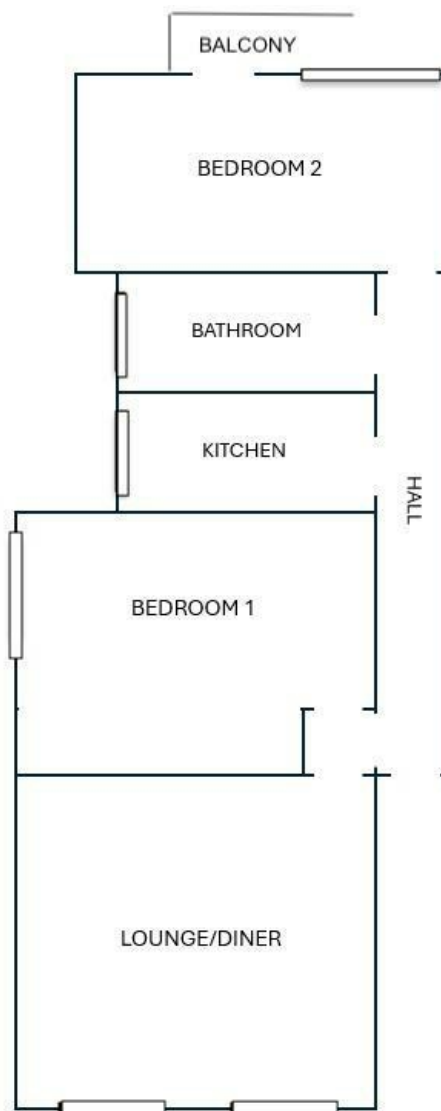
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TOTAL

62 sq m / 667 sq ft

Measurements are
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RESIDENTIAL

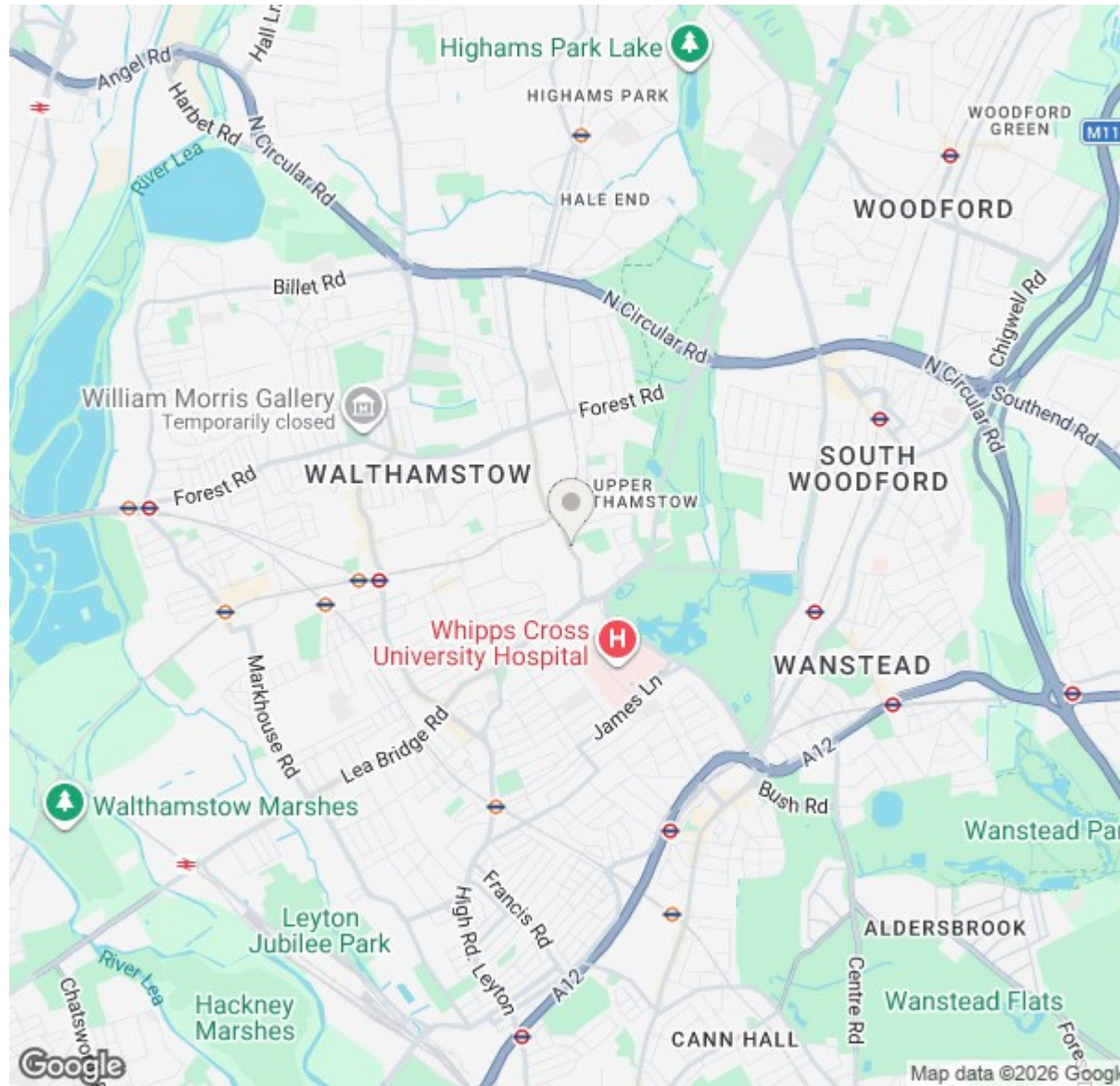
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	73
	EU Directive 2002/91/EC	

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