



## Grosvenor Rise East, Walthamstow, London

A Stylish One-Bedroom Ground Floor Apartment in the Heart of Walthamstow Village

Set within a well-maintained purpose-built development, this attractive ground floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features a spacious double bedroom, a well-proportioned separate kitchen and living area, and a modern three-piece bathroom suite. Finished to a high standard throughout, the home benefits from engineered wooden flooring, double glazing, and an abundance of natural light, creating a bright and inviting living environment.

Residents also enjoy access to beautifully kept communal gardens to the rear, perfect for relaxing outdoors.

- One Bedroom Flat
- Ground Floor
- Communal Garden Access
- Well Presented
- Walthamstow Village Location
- Walthamstow Central Station: 0.5 Miles
- No Onward Chain
- Council Tax Band: B
- 44.7 Sq M - 482 Sq Ft

£375,000

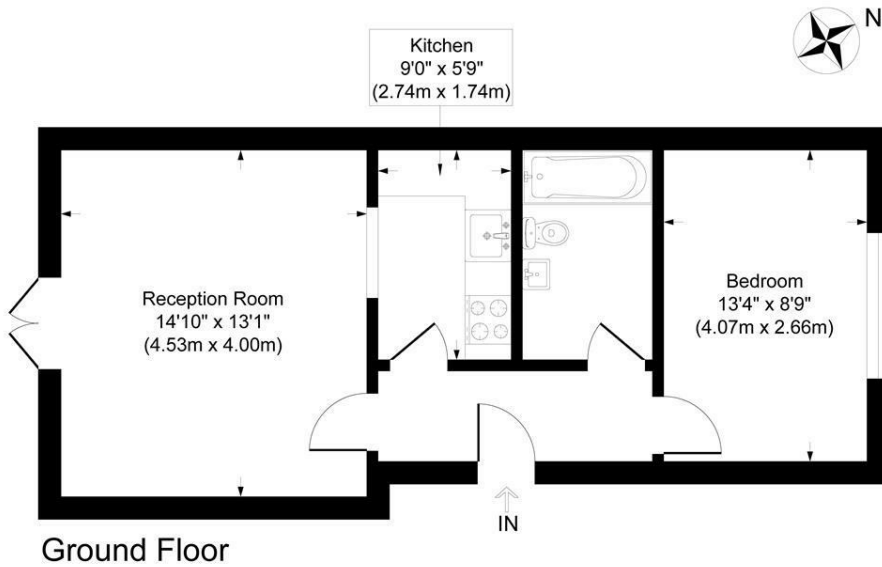


## Amey Court

Approximate Gross Internal Area  
Total = 44.7 sq m / 482 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.

powered by:  
**THE360IMAGE**  
[www.the360image.co.uk](http://www.the360image.co.uk)



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>	EU Directive 2002/91/EC	77	77

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		