



## Upper Walthamstow Road, Walthamstow, Offers In Excess Of £525,000

**FOR SALE**

 1  1  2

Leasehold

- First floor conversion flat
- 2 Double bedrooms
- Open plan lounge-kitchen
- Double glazing & Gas central heating
- Wood Street station: 0.2 mile
- EPC Rating: D (65)
- Council tax band: C
- Rear Garden: Approx 50ft (Own Section)
- Chain-free
- Internal: 702 sq ft (65 sq m)

A brick-fronted, Victorian flat with a large garden, recently renovated to an excellent standard. Through the private entrance, all rooms lead off a central hallway. The heart of the home is the kitchen-reception room at the front of the house, where the space is cleverly divided by a kitchen counter. There's a dining area and plenty of room to relax too. And the space is flooded with natural light from the bay window. The kitchen is modern and sleek and like all areas of the flat, is ready for your character to bring it to life. The rear garden is a huge bonus, it's laid to lawn and has the potential to be as simple or as complex as you choose, but it's a generous space to work with. The bedrooms are both doubles, divided by a contemporary family bathroom with good storage space. Everything in the flat feels fresh and solid. Ready for you to walk into and start enjoying. In the Upper Walthamstow area you can enjoy all the amenities of E17, along with the benefits of living close to the natural green expanses of Epping Forest and Hollow Ponds, ideal for walking, cycling and running. There's a variety of local schools within walking distance too, and easy transport links. Wood Street station's a 5 minute walk away with a train to central London every 15 minutes, you're also close to the buzzier side of Walthamstow village with its independent shops, cafes, restaurants and pubs. Plus local museums, parks and markets. A turnkey property, chain-free in Upper Walthamstow, shall we take a look?

# Upper Walthamstow Road, Walthamstow, London, E17

## DIMENSIONS

### Open Plan Lounge/kitchen

17'7 x 15'3 (5.36m x 4.65m)

### Bedroom One

15'4 x 9'10 (4.67m x 3.00m)

### Bedroom Two

11'9 x 11'3 (3.58m x 3.43m)

### Bathroom

9'9 x 6'6 (2.97m x 1.98m)

### Rear Garden (Own Section)

approx 50' (approx 15.24m)

### Additional Information:

Lease Term: 125 years from 1 April 1988

Lease Remaining: 91 years remaining

Ground Rent: £10 - per annum

Service Charge Including Buildings Insurance:

Circa £465.01 - per annum

Local Authority: London Borough Of

Waltham Forest

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 702 sq ft – 65 s q m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

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>		65	79
(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	

## LOCATION



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