



Yunus Khan Close, Walthamstow, London, E17

Offers In Excess Of £287,000

FOR SALE

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Leasehold

- First floor purpose built flat
- 1 Double bedroom
- Double glazed & Pressurised hot water system
- Walthamstow Central Station: 0.4 mile
- Ideal first time purchase or buy to let investment
- EPC rating: C (74) Council tax band: B
- Communal garden
- Private secure parking
- Chain-free
- Internal: 426 sq ft (40 sq m)

This beautifully presented one-bedroom, first-floor, purpose-built flat offers a fantastic opportunity for a first-time purchase or buy-to-let investment. Offered chain-free and boasting a long lease, the property has been newly decorated throughout, providing a fresh and inviting canvas for its next owner.

The heart of the home is a bright and well-proportioned reception room that flows naturally into a separate, modern kitchen, making it an ideal space for both relaxing and entertaining. The double bedroom is a generous size with ample space for storage, while the contemporary bathroom features sleek floor-to-ceiling tiling.

Practicality and modern efficiency come as standard; the property features double glazing throughout and is equipped with a pressurised hot water system, ensuring a quiet environment and consistent high-pressure flow. Additional storage cupboards in the hallway provide extra convenience, while externally, residents benefit from well-maintained communal gardens and the significant advantage of private, secure parking.

The location is truly exceptional, placing you close to the vibrant Walthamstow Village with its eclectic mix of independent gems, including hometipple, Ruff's Bistro and Peeld. You are also just moments from the renowned Ravenswood Industrial Estate, home to the neon wonderland of God's Own Junkyard and the Wild Card Brewery.

Whether you are enjoying a craft beer or browsing the artisanal goods at Eat 17, everything you need is on your doorstep. Commuters will also appreciate the proximity to Walthamstow Central Station, providing swift and direct links to the City and West End.

Shall we take a look?

Yunus Khan Close, Walthamstow, London, E17

DIMENSIONS

Reception Room

15'0 x 9'8 (4.57m x 2.95m)

Kitchen

10'1 x 6'6 (3.07m x 1.98m)

Bedroom

12'5 x 9'6 (3.78m x 2.90m)

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Communal Garden

Off street parking

Private and secure residents parking.

Additional Information:

Lease Term: 189 years commencing on and including 16 July 1987 expiring on and including 15 July 2176.

Lease Remaining: 150 years

Ground Rent: £0 - Peppercorn

Service Charge: £1,390.66 - per annum

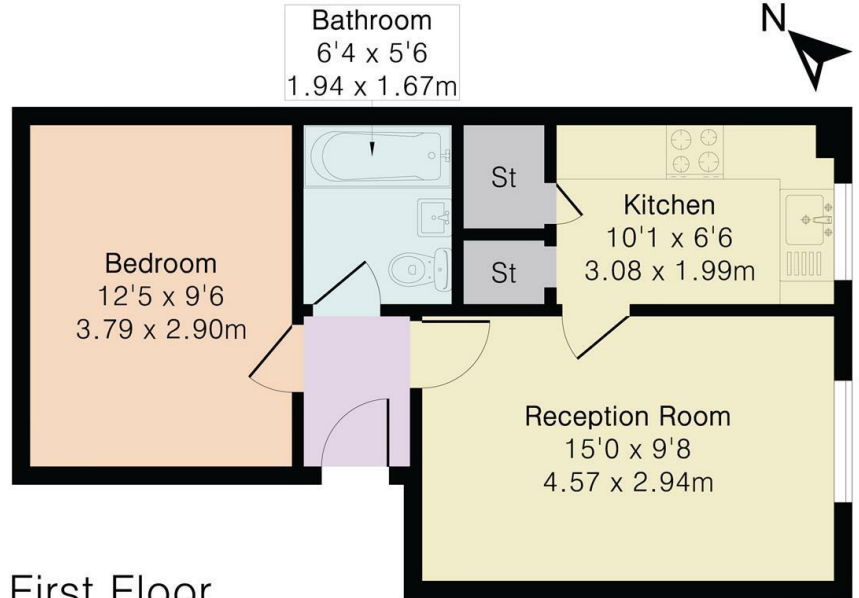
Local Authority: London Borough Of Waltham Forest

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 426 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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) 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		
	74	81
England & Wales	EU Directive 2002/91/EC	

LOCATION



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