






# Gainsford Road, Walthamstow, London, E17

Offers In Excess Of £290,000

**FOR SALE**

 1  1  1

Leasehold

- Modern purpose-built top apartment
- 1 Double bedroom
- Open plan reception/kitchen
- Double glazed
- Gas central heating
- Walthamstow Central tube Station: 0.6 mile walking distance
- EPC rating: B (82)
- Council tax band: B
- Communal garden
- Internal: 412 sq ft (38 sq m)

Step into contemporary urban living with this modern, purpose-built, top floor flat. This delightful one-double-bedroom residence offers an abundance of natural light and captivating views across the London skyline, creating an airy and inviting atmosphere.

Upon entry, a practical hall with convenient storage space welcomes you. The heart of the home is an impressive open-plan reception and kitchen area, boasting sleek laminate flooring and a generously sized window that frames the impressive vistas. The kitchen exemplifies modern design, seamlessly integrated into the living space with room for a dining table.

The well-proportioned double bedroom is a sanctuary of comfort, featuring a large window that floods the room with light and striking deep blue accent walls that add a touch of sophistication. Adjacent to this, a sleek three-piece shower room provides a contemporary space. Residents will also benefit from a communal garden, fostering a strong sense of community within the development.

The location is truly exceptional, offering unparalleled convenience. Walthamstow Central Station is just a short walk away, providing excellent transport links. You'll find yourself moments from the vibrant Walthamstow Market, the extensive Central & 17 shopping centre, and within easy walking distance of the charming Walthamstow Village with the popular Orford Road, home to Eat 17, Bora & Sons and The W Store. The Blackhorse Beer Mile is also nearby, ensuring a rich lifestyle of amenities and entertainment.

Shall we take a look?

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## DIMENSIONS

**Open plan reception/kitchen**  
20'4 x 10'10 (6.20m x 3.30m)

**Bedroom**  
12'4 x 9'1 (3.76m x 2.77m)

**Bathroom**  
7'10 x 5'0 (2.39m x 1.52m)

**Communal Garden**

### Additional Information:

Lease Term: 130 years (less 10 days) from 16 February 2017  
Lease Remaining: 122 years remaining  
Ground Rent: £350 per annum  
Service Charge: £165 per month  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### Notice:

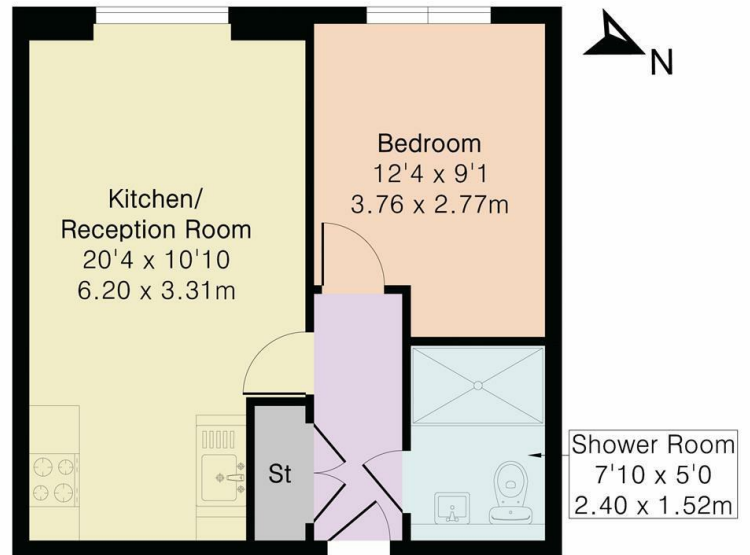
All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

**Approximate Gross Internal Area 412 sq ft - 38 sq m**



Third Floor Flat



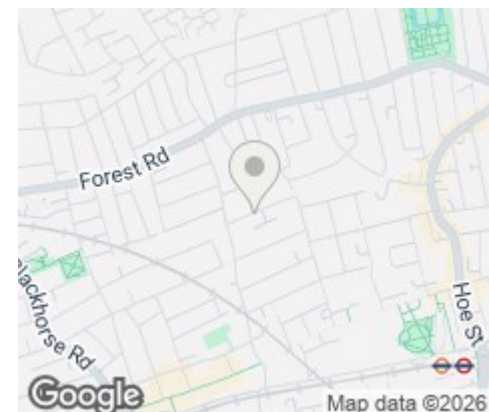
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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>	<b>82</b>	<b>82</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	

## LOCATION



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