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Hillyfield, London, E17 6EQ
Offers In Excess Of £240,000

Nestled in the charming area of Hillyfield, Walthamstow, this delightful purpose-built flat offers a perfect blend of modern living and convenience. Spanning an efficient 372 square feet, the property features an open plan lounge and kitchen, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining.

The flat comprises one well-proportioned bedroom and a contemporary bathroom, making it an excellent choice for individuals or couples seeking a comfortable home. Built in 2011, the property benefits from modern fixtures and fittings, ensuring a hassle-free living experience.

One of the standout features of this flat is its chain-free status, allowing for a smooth and swift transaction. Additionally, residents can enjoy access to a communal garden, providing a lovely outdoor space to unwind and socialise with neighbours.

Conveniently located just 0.4 miles from Blackhorse Road Tube station, this property offers excellent transport links, making it easy to explore the vibrant city of London. Whether you are a first-time buyer or looking for a buy-to-let investment, this flat presents a fantastic opportunity to enter the property market in a desirable location.

In summary, this charming flat in Hillyfield is a wonderful option for those seeking a modern, low-maintenance home with excellent transport links and communal amenities. Don't miss the chance to make this property your own.

Tenure & Council Tax

Tenure: Leasehold

Lease remaining: 109 years remaining

Ground Rent: £200 per annum

Service Charge: £2496 per annum

Council Tax Band: B

Council Tax Estimate: £1,772 P/A

Flood Risk: Rivers & Seas- Very low, Surface Water-Very low

Hallway

Lounge/Kitchen

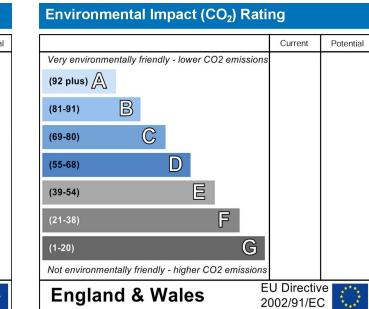
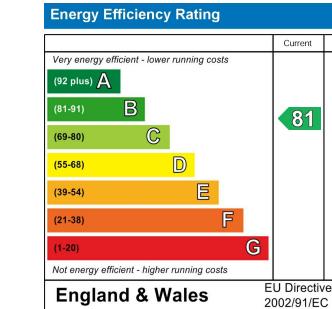
10'9" x 16'4" (3.28 x 4.98)

Bathroom

3'10" x 8'2" (1.18 x 2.51)

Bedroom

8'0" x 13'2" (2.46 x 4.03)



FIRST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA: 34.6 sq.m. (372 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. Prospective buyers are advised to make their own measurements. The services, systems and appliances shown have not been tested and no guarantee is given over their working order.

