

Falmouth Way, E17 7NZ  
London





# Falmouth Way, E17 7NZ

Nestled in the vibrant area of Falmouth Way, Walthamstow, this charming first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and comfort. The well-appointed reception room offers a welcoming space for entertaining guests or enjoying quiet evenings at home.

The flat features a modern bathroom, ensuring convenience for daily living. With a new lease upon completion, this property is chain-free, allowing for a smooth and efficient purchase process.

One of the standout features of this flat is its prime location. It is within walking distance to St James Street Station, making commuting to central London and beyond both easy and convenient. The surrounding area is rich in local amenities, including shops, cafes, and parks, enhancing the appeal of this lovely home.

This flat is an ideal choice for those seeking a blend of comfort, convenience, and a vibrant community atmosphere. Don't miss the chance to make this delightful property your own.

## Offers In The Region Of £425,000



- Chain Free
- New Lease On Completion
- Residents Parking

- Walking Distance To Walthamstow Central
- Two Double Bedroom
- Walking Distance To Local Shops And Amenities

Tenure: Leasehold

Lease Length: New Lease of 999 Years on Completion

Service Charge: £2,443.84 ( Including Ground Rent )

Council Tax Band: C

Annual Council Tax Estimate: £2,025

**Hallway 4'0" x 17'8" (1.22 x 5.41)**

Single radiator.

**Reception 12'4" x 13'2" (3.78 x 4.03)**

Double glazed window to rear aspect, ceiling with Centre ceiling rose, single radiator, laminate flooring and power points.

**Kitchen 9'10" x 13'0" (3.02 x 3.98)**

Double glazed window to rear aspect, single radiator, laminate flooring, walls with tiled backs, range of base & wall units with roll top work surfaces, freestanding with electric oven and gas hob, sink with double drainer unit, plumbing for washing machine and power points.

**Bathroom 5'10" x 6'9" (1.79 x 2.08)**

Tiled flooring and part tiled walls, single radiator, extractor fan, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin with pedestal, low level flush w/c.

**Bedroom One 11'10" x 13'7" (3.62 x 4.15)**

Double glazed window to front aspect, ceiling with Centre rose, double radiator, carpeted flooring and power points.

**Bedroom Two 10'5" x 13'8" (3.18 x 4.18)**

Double glazed window to front aspect, ceiling with Centre rose, double radiator, carpeted flooring and power points.





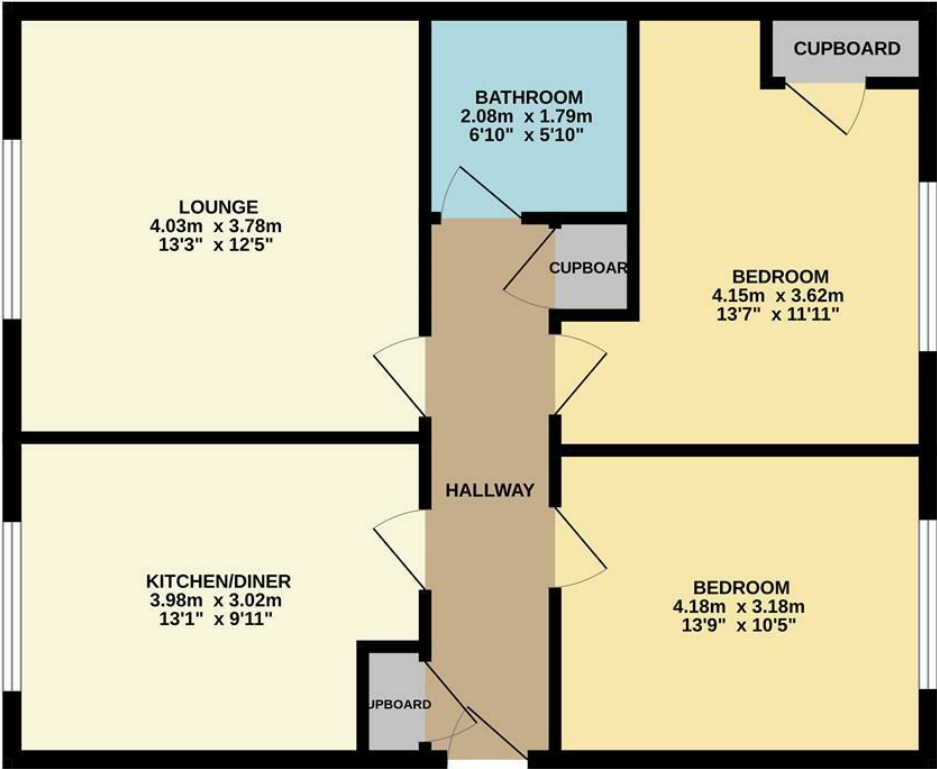




| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| 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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



MID-FLOOR FLAT  
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA: 66.0 sq.m. (710 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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