



**41 Mersey Road,
Walthamstow**

**Offers In Excess Of
£480,000 Leasehold**



41 Mersey Road, Walthamstow

248 Hoe Street, Walthamstow, London,
E17 3AX

020 8521 1122
www.kings-group.net

- Chain Free
- Long Lease
- Recently Refurbished Throughout
- Shared Garden
- Own Private Entrance
- Lloyd Park Location
- Two Double Bedrooms
- Council Tax Band:B

Kings Group Walthamstow are delighted to welcome you to this charming property located on Mersey Road in Walthamstow! This delightful flat boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day. With two cosy bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or home office.

The property features a recently refurbished bathroom, adding a touch of modernity to this traditional British home. The shared garden is a lovely addition, providing a peaceful outdoor space to enjoy a cup of tea on a sunny afternoon.

Measuring at 667 sq ft, this flat offers a comfortable living space with a long lease, giving you peace of mind for the future. Being chain-free, you can move in hassle-free and start enjoying your new home right away.

Don't miss out on the opportunity to own this wonderful property in a sought-after location. Contact us today to arrange a viewing and make this flat your new home sweet home!

Location

Mersey Road Benefits from being walking distance to Lloyd Park, Lloyd Park is one of Walthamstow's most sought after areas and now that it is part of a conservation area, it will remain unspoiled. The ever popular 'Poets Corner' is around 10 minutes away with its various coffee shops, 'The Bell Pub' that offers great food and 'Ye Old Rose & Crown' which hosts some great comedy evenings. Both Walthamstow Central and Blackhorse Road stations are around half a mile away, making this ideal for easy access into Central London.

Tenure: Leasehold
Lease Length: 150 Years Remaining
Council Tax Band: B
Annual Council Tax Estimate: £1,691

Entrance Hall 20'6" x 2'7" (6.27 x 0.81)

Door to front aspect.

Bathroom 7'8" x 8'2" (2.34 x 2.49)

Double glazed opaque window to side aspect, spotlights, tiled walls, Vinyl flooring, heated towel rail radiator, extractor fan, corner bath with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush w/c

Reception 10'6" x 10'7">9'5" (3.21 x 3.25>2.88)

Double glazed window to front aspect, single radiator, laminate flooring, phone and TV aerial point, power points.

Kitchen 8'2" x 7'11" (2.50 x 2.43)

Double glazed door leading to garden, laminate flooring, walls with tiled splash backs, range of base & wall units with flat top work surfaces, cooker with electric oven and hob, extractor fan, sink with drainer unit, power points and combination boiler.

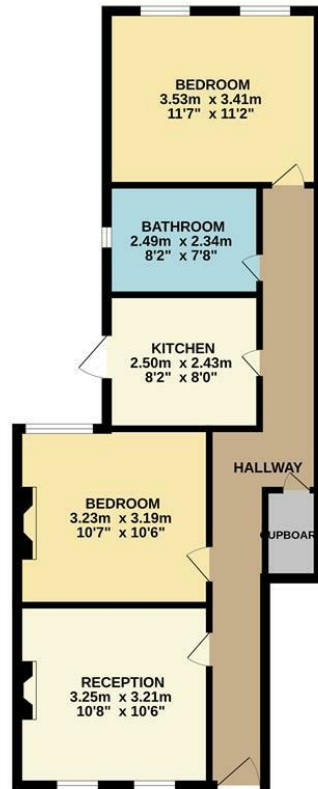
Bedroom One 10'5" x 10'7">9'4" (3.19 x 3.23>2.86)

Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Bedroom Two 14'5" x 11'6">10'3" (4.41 x 3.53>3.14)

Double glazed window to rear aspect, single radiator, laminate flooring and power points.

GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



41 MERSEY ROAD E17

TOTAL FLOOR AREA: 62.0 sq.m. (667 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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