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Green Pond Close, London, E17 6EF  
Offers In Excess Of £265,000

Welcome to this charming flat located on Green Pond Close in the vibrant area of London. This purpose-built property, dating from the post-war era, offers a delightful living space that is both practical and inviting.

As you enter, you will find a well-sized double bedroom, perfect for relaxation and rest. The flat features a comfortable reception room, ideal for entertaining guests or enjoying quiet evenings at home. The bathroom is conveniently located, ensuring ease of access for you and your visitors.

One of the standout features of this property is the extended lease, providing you with peace of mind and security for years to come. Additionally, the flat comes with parking for one vehicle, a valuable asset in this bustling city.

Situated in a prime location, this property is just a stone's throw away from Walthamstow Central, offering excellent transport links that make commuting a breeze. Whether you are heading into the heart of London or exploring the local area, you will find everything you need within easy reach.

This flat is chain-free, allowing for a smooth and straightforward purchase process. With its combination of comfort, convenience, and a desirable location, this property presents an excellent opportunity for first-time buyers or those looking to invest in the London property market. Don't miss your chance to make this lovely flat your new home.

### Entrance Hall 3'10" x 6'3" (1.17 x 1.91)

Laminate flooring, Telephone point and Phone entry security system

### Lounge 14'0" x 10'1" (4.29 x 3.09)

Double glazed window to side aspect, Coved ceiling, Electric heater with radiator cover, Laminate flooring, Phone point, TV point and Power points.

### Kitchen 10'10" x 6'10" (3.32 x 2.09m)

Double glazed window to side aspect, Lino flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Freestanding cooker with electric supply, Chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Storage cupboard and Power points.

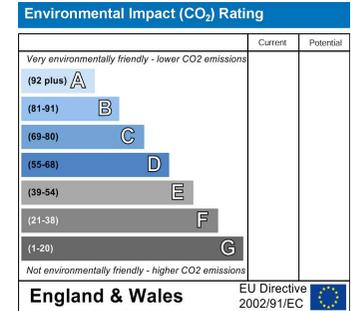
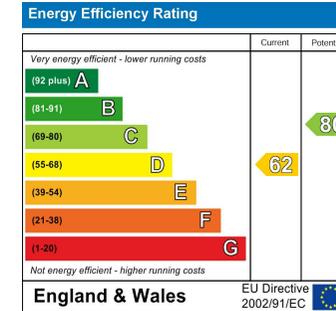
### Bedroom 12'5" x 10'5" (3.79 x 3.18)

Double glazed window to side aspect, Electric heater with radiator cover, Laminate flooring and Power points.

### Bathroom

### 6'10" x 5'10" (2.10 x 1.80)

Part tiled walls, Lino flooring, Extractor fan, Panel enclosed bath with mixer tap, Electric shower, Hand wash basin with mixer tap and pedestal, Low level flush W/C.



GROUND FLOOR  
42.0 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA - 40.0 sq.m. (431 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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