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Gillards Mews, London, E17 6RB
Offers In Excess Of £385,000

Stylish, Sunny & Sophisticated, This impeccably designed second-floor purpose-built apartment, boasting two bedrooms, is a haven of modern living. Perfect for those seeking a hassle-free transition, this property comes with the added advantage of being sold with no onward chain. The building, less than 30 years old, exudes contemporary charm and ensures a secure and comfortable lifestyle. Your convenience is further enhanced with an allocated parking space, ensuring that your arrival home is always stress-free. Nestled in a sought-after location, this residence offers not just a home but a lifestyle upgrade. The separate fully fitted kitchen, complete with integrated appliances, provides a chic and functional space for culinary enthusiasts. The property spans a generous 570 sqft, providing ample room for both relaxation and entertainment. Embracing modern technology, a video entry system is in place, offering an additional layer of security and peace of mind. This apartment is not just a dwelling; it's a statement of refined living in a vibrant community. Don't miss the chance to make this exceptional property your own and experience the epitome of comfort and style.

Property Showcases

As you arrive at the property, you are welcomed by a spacious residential car park, offering allocated parking spaces for residents as well as additional spaces for guests and visitors. The building is encompassed by a vast communal garden, providing a serene environment that can be enjoyed during the warmer months. Approaching the communal entrance, you notice the added layer of security provided by a video entry system, ensuring the safety and privacy of residents. Upon entering the building, a communal stairwell leads you gracefully to the second floor, where your own front door awaits. Upon opening the door, you step into a generously sized entrance hall. The laminate flooring enhances the aesthetic appeal while adding a touch of practicality. To your left, a large built-in storage cupboard offers ample space for coats, shoes, and various household items, keeping the area neat and organised. Moving forward, the entrance hall leads to the heart of the home – the spacious lounge/diner. Laminate flooring continues into this inviting space, creating a seamless flow. The room is flooded with natural light from the sizable double-glazed window that overlooks the lush communal gardens, providing a picturesque view. Adjacent to the lounge is the fully fitted kitchen, featuring a range of base and wall units for additional storage. Integrated appliances are seamlessly incorporated, offering convenience and a sleek aesthetic. The easy access layout allows for easy interaction between the kitchen and the lounge/diner, making it an ideal space for entertaining. The entrance hall also provides access to the sleeping quarters. The master bedroom, a generously proportioned double room, maintains the continuity of laminate flooring, adding a sense of cohesion to the living space. A sizable window allows natural light to fill the room, creating a bright and airy atmosphere. The second bedroom, currently utilised as a study or home office, boasts ample space for a single bedroom setup. Versatile in its use, this room offers flexibility to meet various lifestyle needs, such as a guest bedroom or hobby space. Completing the tour of the apartment is the three-piece family bathroom. Conveniently accessible from the entrance hall, this well-appointed space features essential amenities, ensuring comfort and functionality for residents. In summary, this purpose-built second-floor apartment offers a harmonious blend of modern living, security, and natural surroundings, making it an inviting and comfortable place to call home.

Location

Situated just a leisurely stroll from Lloyds Park, you can enjoy the picturesque manicured gardens or take advantage of the outdoor gym, basketball and tennis courts. Explore the popular Saturday farmers market for a delightful experience. For underground access, a brief 4-minute walk to Walthamstow Central allows you to reach Central London in just 15 minutes. With 5 bus stops within 0.16 miles from your doorstep, you have convenient connections to various locations. All your essential amenities are easily accessible on the renowned 1km Walthamstow Market, located just 0.1 miles away. The market is complemented by a variety of independent businesses, creating a quintessential neighbourhood that caters to all your needs. Nursery, primary, and secondary schools are within walking distance, with catchments to Greenleaf, Mission Grove, Stoneydown Park, and Hillyfield, all under 0.43 miles, boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 years from 25/12/1995
Ground Rent: £125 pa
Service Charge: £2,400 pa
Council Tax Band: C
Annual Council Tax Estimate: £1,724 pa

Entrance Hall

6'11" x 6'6" (2.11 x 2.00)

Double Glazed door to front aspect, laminate flooring, built in storage cupboard, video entry system and power points.

Reception Room

14'2" x 9'10" (4.32 x 3.02)

Double glazed window to side aspect, wall mounted electric radiator, laminate flooring, power points, TV aerial and phone point.

Kitchen

10'3" x 7'11" (3.14 x 2.42)

Double glazed window to side aspect, lino flooring, walls with tiled splash backs, range of base & wall units with flat top work surfaces, integrated cooker with electric oven and electric hob, chimney style extractor with hood, sink with drainer unit, space for fridge/freezer, plumbing for washing machine and power points.

Bedroom One

9'8" x 13'9" (2.95 x 4.20)

Double glazed window to side aspect, wall mounted electric radiator, laminate flooring, power points, TV aerial and phone point.

Bedroom Two

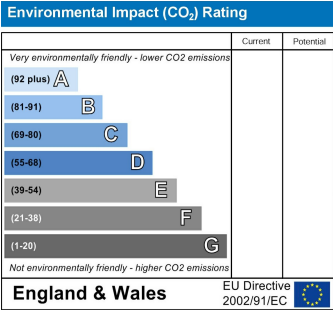
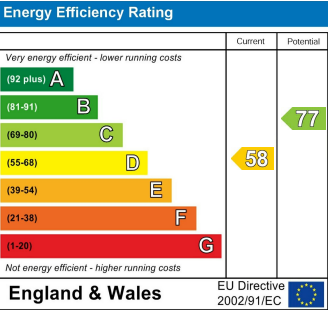
6'11" x 9'4" (2.13 x 2.85)

Double glazed window to side aspect, wall mounted electric radiator, laminate flooring and power points.

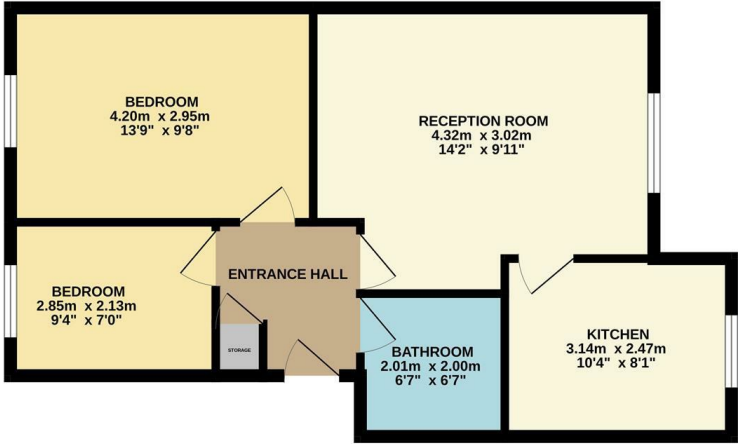
Bathroom

6'6" x 6'7" (1.99 x 2.01)

Part tiled walls, lino flooring, extractor fan, panel enclosed bath with mixer tap & shower attachments, hand wash basin with mixer tap and vanity under, low level flush w/c.



SECOND FLOOR
53.0 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (570 sq ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, 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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