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**36 Verulam Avenue, London, E17 8EW**  
**Asking Price £275,000**



Nestled in the sought-after area of Verulam Avenue, London, this charming one-bedroom flat offers a delightful living experience. Situated on the ground floor of a purpose-built post-war building, this property combines convenience with comfort.

Upon entering, you will find a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. The flat features a spacious bedroom, perfect for unwinding after a long day. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the access to communal gardens, providing a serene outdoor space to enjoy fresh air and greenery. The flat is equipped with a phone entry system, ensuring added security and peace of mind for residents.

With its prime location, this flat is ideally positioned to take advantage of local amenities, transport links, and the vibrant culture that London has to offer. Whether you are a first-time buyer or looking to invest, this property presents an excellent opportunity to own a piece of London living. Don't miss the chance to make this lovely flat your new home.



Locality

Nestled in the St?James (Markhouse) ward, Halstead Court is roughly 800?m (a 10–15 minute walk) from St?James Street Overground, with nearby stations at Lea Bridge, Walthamstow Queen’s Road, and Walthamstow Central (Victoria Line) around 0.6–0.8? km away. The building enjoys excellent bus connectivity, including St?Saviour’s Church stops mere steps away

Transport-wise, Halstead Court is extremely well? connected: multiple Overground stations (St?James Street, Queen’s Road), Victoria Line access at Walthamstow Central, and frequent local buses.

Tenure & Council Tax

Tenure: Leasehold  
Lease Length: 151 Years Remaining  
Council Tax Band: B  
Annual Council Tax Estimate: £1,772  
Flood Risk:  
Rivers & Seas: Very Low  
Surface Water: Very Low

Entrance Hall

**3'3" x 6'2" (1.00 x 1.89)**  
Double glazed door to side aspect, Wood flooring, Storage cupboard and Power points.

Lounge

**17'2" x 8'3" (5.25 x 2.54)**  
Double glazed window to rear aspect, Double glazed patio door leading to communal garden, Single radiator, Wood flooring, Phone point, TV point and Power points.

Kitchen

**10'3" x 5'11" (3.14 x 1.82)**  
Double glazed window to rear aspect, Tiled flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Freestanding cooker with electric supply, Sink drainer unit, Space for

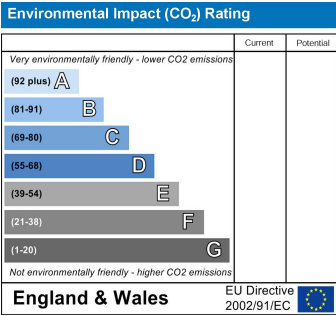
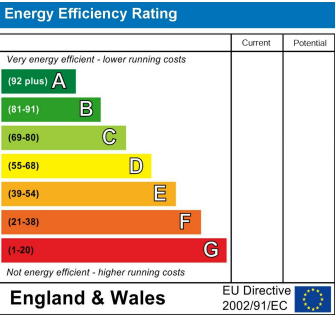
fridge/freezer, Plumbing for washing machine and Power points.

Bedroom

**11'1" x 11'8" (3.39 x 3.58)**  
Double glazed window to front aspect, Textured ceiling, Single radiator, Carpeted flooring, Built in wardrobes, TV point and Power points.

Bathroom

**6'5" x 6'5" (1.98 x 1.98)**  
Part tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Wall hung W/C with concealed cistern.





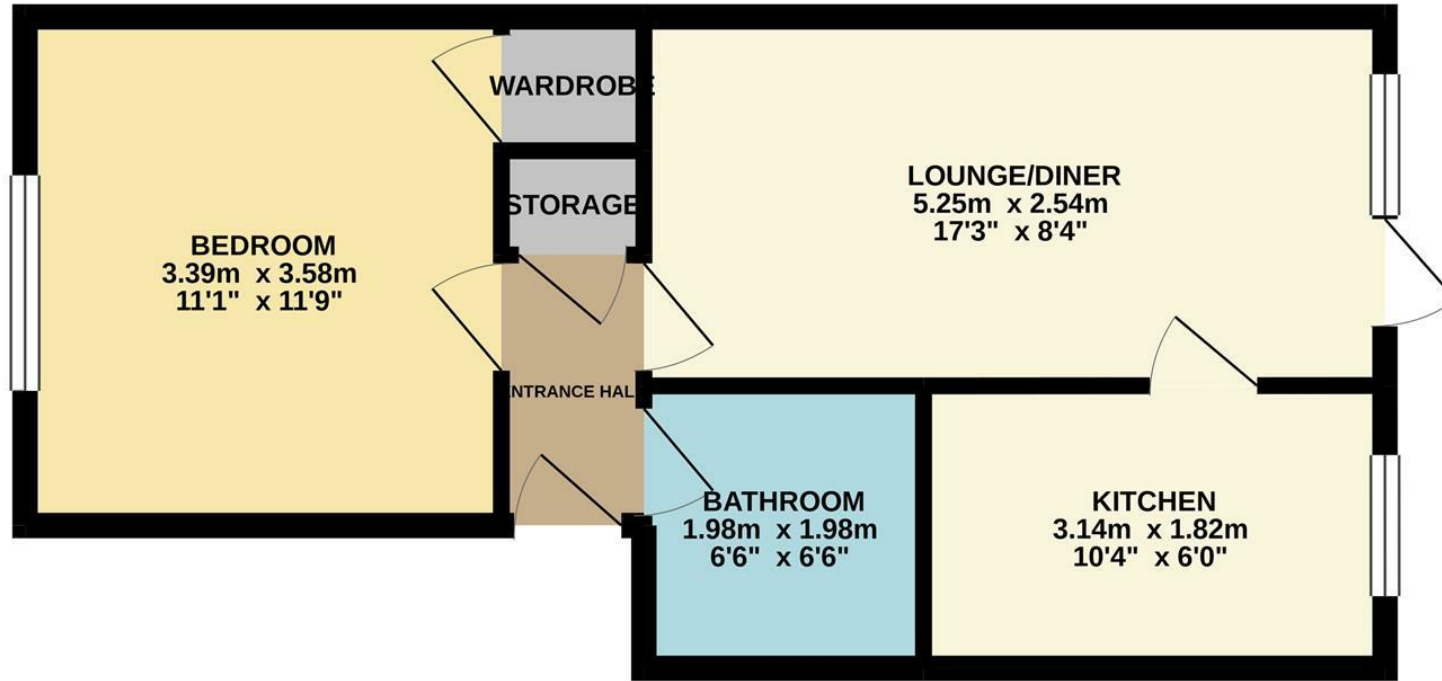






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GROUND FLOOR  
40.1 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 40.1 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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