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Liden Close, London, E17 8HQ  
Asking Price £250,000

Nestled in the charming area of Liden Close, London, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 419 square feet, this purpose-built property, constructed in 1990, is ideal for first-time buyers or those seeking a low-maintenance lifestyle.

As you enter the flat, you will find a well-proportioned living space that is both inviting and functional. The bedroom provides a peaceful retreat, while the bathroom is equipped with essential amenities. The property is chain-free, allowing for a smooth and hassle-free purchase process.

One of the standout features of this flat is its proximity to Lea Bridge Road Station, making it an excellent choice for commuters. You can easily access the vibrant heart of London, with its myriad of shops, restaurants, and cultural attractions, all within a short journey.

Additionally, residents can enjoy the communal gardens, providing a lovely outdoor space to relax and unwind. The new lease on completion further enhances the appeal of this property, ensuring peace of mind for the future.

In summary, this charming flat in Liden Close presents a wonderful opportunity for those looking to settle in a well-connected area of London. With its practical layout, convenient location, and attractive features, it is certainly worth considering for your next home.

#### Locality

Liden Close is situated in Walthamstow, a vibrant and diverse residential area in the London Borough of Waltham Forest, East London. The locality is known for its mix of suburban housing, green spaces, and a strong sense of community. It offers easy access to Walthamstow Central Station, providing convenient transport links via the Victoria Line and Overground services. The area is close to amenities such as Walthamstow Village, Lloyd Park, and the popular Walthamstow Market. Local schools, shops, cafes, and parks make it a desirable area for families and professionals alike.

Tenure: Leasehold  
 Lease Length: New Lease On Completion  
 Ground Rent: Ask Agent  
 Service Charge: £1,764.00  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,772

**Hallway**  
 6'2" x 4'3" (1.90 x 1.30)

**Reception Room**  
 9'6" x 15'3" (2.92 x 4.67)

**Kitchen**  
 6'6" x 10'0" (2.0 x 3.07)

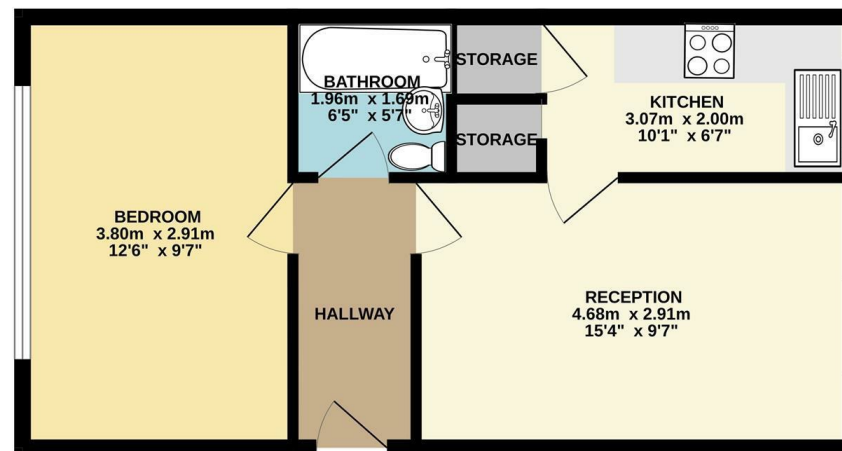
**Bathroom**  
 6'5" x 5'6" (1.96 x 1.69)

**Bedroom**  
 12'5" x 9'6" (3.80 x 2.91)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### FIRST FLOOR



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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