


## Barclay Road, Walthamstow, London, E17

Offers In Excess Of £550,000

**FOR SALE**

 1  2  3

Share of Freehold

- 3 Bedroom ground floor flat
- Walthamstow Village location
- Double glazed
- Gas central heating
- EPC rating: C (69)
- Council tax band: C
- Courtyard: 26'1 x 12'2
- On street residents permit parking
- Chain-free
- Internal: 912 sq ft (85 sq m)

Set on the ground floor of a charming building, this chain-free three-bedroom flat combines generous proportions with a rare outdoor courtyard, creating a perfect balance of comfort and city living.

Neutrally decorated throughout and thoughtfully updated, the home is bright and contemporary. At its heart is a light-filled, open-plan kitchen and reception room, where a sleek kitchen design flows effortlessly into the living space. From here, large glass doors open onto a substantial private courtyard, ideal for al fresco dining, relaxing, or urban gardening.

The property is defined by natural light and characterful details. The primary bedroom is a standout, featuring a curved architectural wall that enhances the sense of space. A second well-proportioned bedroom enjoys a charming bay window, while the third bedroom overlooks the courtyard. A dedicated store or office provides flexible workspace or additional storage, complemented by two hallway cupboards.

Further enhancing the home's appeal are two separate bathrooms, including a main family bathroom and a second shower room off the living area, perfect for modern family life.

Positioned moments from the vibrant cafés, independent shops and pubs of Walthamstow Village, including Pavement, Bora & Sons and Eat 17, the flat also benefits from excellent transport links via Wood Street Overground and Walthamstow Central stations. This is a rare opportunity to secure a stylish home that effortlessly blends space, light and convenience.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via entrance door leading into:

### Entrance Hallway

Door to reception/kitchen, bedroom one, bedroom two, bedroom three, store/office & bathroom.

### Reception Room/Kitchen

21'3 x 9'6 (6.48m x 2.90m)

Door to bedroom two. Door to:

### Shower Room

7'2 x 4'0 (2.18m x 1.22m)

### Bedroom One

15'7 x 11'0 (4.75m x 3.35m)

### Bedroom Two

12'1 x 10'5 (3.68m x 3.18m)

### Bedroom Three

11'6 x 8'6 (3.51m x 2.59m)

### Store/Office

7'4 x 6'10 (2.24m x 2.08m)

### Bathroom

7'10 x 5'6 (2.39m x 1.68m)

### Courtyard

26'1 x 12'2 (7.95m x 3.71m)

### Additional Information:

Head Lease Term: 99 years from 8 January 2009

Head Lease Remaining: 82 years remaining

Ground Rent: £0 - per annum

Service Charge: £0 - per annum

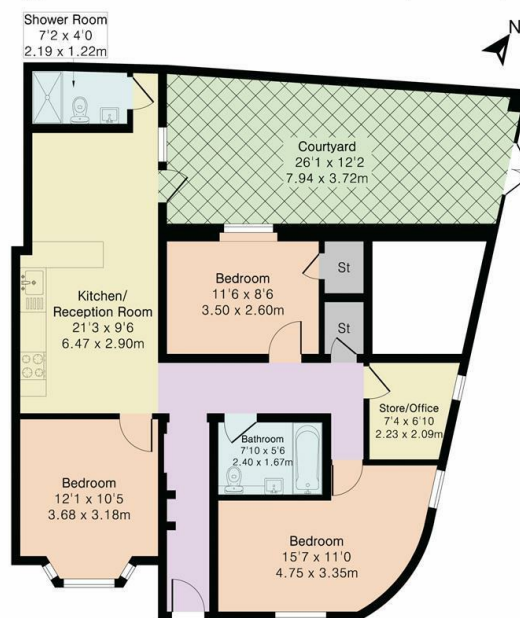
Local Authority: London Borough Of Waltham Forest  
Council tax band: C

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 912 sq ft - 85 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

