

## Theydon Street, Walthamstow, London, E17

Offers In Excess Of £500,000

Leasehold

**FOR SALE**

1 1 2

- Ground floor Warner maisonette
- 2 Double bedrooms
- Gas central heating
- St James Street & Lea Bridge stations: 0.8 mile walk
- Fantastic bus links
- EPC rating: C (69)
- Council tax band: B
- Own section of rear garden: Approx 80ft
- Chain-free
- Internal: 707 sq ft (65.7 sq m)

A Warner property with a large garden situated on the Nursery Estate.

An elegant home with a calming aesthetic, homely rooms and plenty of space. Complete with iconic Warner arches, this ground-floor flat has good-sized rooms and original Victorian floorboards throughout. The first bedroom is at the front, which is filled with natural light. The second bedroom sits directly behind. Both are solid doubles and have café style shutters, whilst one also features a built-in wardrobe.

Wander down the hall and you will next come to the kitchen. It's light and bright, with recently fitted sleek units. The bathroom has also been refurbished and has a roll top tub, with antique brass Chatsworth fittings throughout. The sink is a mid-century record player which has been upcycled with marble top sourced from the local J&R Marble. There is also a utility cupboard and storage cupboard too.

The reception room is at the rear of the property. It has a cast iron Victorian fireplace and loads of natural light thanks to the large sliding doors overlooking the garden. A room to sit back and relax in over the coming summer months.

Front and rear gardens are demised to the property. The rear northwest-facing garden gets the sun most of the day in summer.

Being on the Nursery Estate means you are close to all the local amenities. Jubilee Park and St James Park, St James St Overground station and Walthamstow Central's Victoria Line Underground station are within walking distance, as are the wide open spaces of the marshes and Wetlands. Lea Bridge Road is up and coming with lots of new businesses such as Pinch La Deli for Italian and Japanese groceries and Gelateria Romeo and Giulietta for ice cream. The Hare & Hounds, Patchworks, and Cups & Jars are also close by. For mega-shopping it's only one stop to Westfield from Lea Bridge station.

This is a friendly neighbourhood with a good mix of couples, young families and long-time residents. Shall we take a look...?

# Theydon Street, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Access to all rooms.

### Reception Room

11'5 x 11'4 (3.48m x 3.45m )

### Kitchen

8'5 x 8'3 (2.57m x 2.51m)

Door to rear garden.

### Bedroom One

11'8 x 11'3 (3.56m x 3.43m)

### Bedroom Two

11'8 x 11'3 (3.56m x 3.43m)

### Bathroom

8'9 x 8'3 (2.67m x 2.51m)

Doors to laundry & storage areas.

### Laundry Area

### Rear Garden

approx 80' (approx 24.38m)

Own section of rear garden.

### Additional Information:

Lease Term: 125 years from 15 March 2023

Lease Remaining: 124 years remaining

Ground Rent: £0 Per annum (peppercorn).

Service Charge: £0 - N/A - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

### Declaration Of Interest:

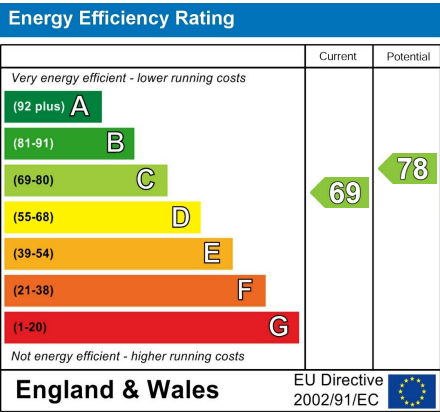
Section 21 of the estate Agents Act 1979 applies in this instance as the proposed vendor is an associate with Estates 17 Ltd T/A Estates East.

## FLOORPLAN



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) 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.  
Made with Metropix ©2024

## EPC RATING



## LOCATION



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

