



Fraser Road, Walthamstow, London, E17

Offers In Excess Of £525,000

FOR SALE

1 1 2

Share of Freehold

- Victorian ground floor conversion flat
- 2 Bedrooms
- Double glazed
- Gas central heating
- Walthamstow Village location
- Walthamstow Central Tube station: 0.8 mile walking distance
- EPC rating: C (75)
- Council tax band: B
- Rear garden: approx 40ft
- Internal: 702 sq ft (65 sq m)

This delightful ground-floor conversion boasts two bedrooms, each neutrally decorated with the primary bedroom featuring a charming bay window adorned with plantation-style shutters. The minimal bathroom showcases stylish grey metro tiles, adding a touch of contemporary elegance.

The heart of the home lies in the open-plan kitchen/reception room, where wooden floors and exposed brick walls infuse the space with character. Floor-to-ceiling glass bi-fold doors seamlessly connect the living area to a lush, tranquil and leafy private rear garden, a southwest-facing sun trap that bathes in sunlight from mid-morning to late afternoon.

Conveniently located near Walthamstow Village, residents can easily enjoy the vibrant local scene with its diverse cafes, restaurants, and pubs. Just a 2-minute stroll away, Hucks offers excellent coffee, while Ohba Leaf, renowned for its exceptional sushi, is within easy reach. Fraser Road itself fosters a strong sense of community, with friendly neighbours and an annual street party to celebrate local life. The quiet street, with minimal traffic, provides a peaceful haven. Moreover, Hollow Ponds, a haven for birdlife and dog walks, is just a 20-minute walk away. Walthamstow Central Station is just a short walk away, connecting you to Central London and beyond.

A charming Victorian conversion in a vibrant community. Shall we take a look?

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DIMENSIONS

Communal Entrance

Communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Open plan lounge/kitchen

16'8 x 12'9 (5.08m x 3.89m)

Sliding patio door leading into rear garden.

Bedroom One

12'8 x 12'4 (3.86m x 3.76m)

Bedroom Two

12'4 x 11'3 (3.76m x 3.43m)

Bathroom

8'3 x 5'6 (2.51m x 1.68m)

Additional Information:

Head Lease Term: From 125 years from 1 January 2005

Head Lease Remaining: 105 years remaining

Ground Rent: £0 - Per annum

Service Charge: £0 - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

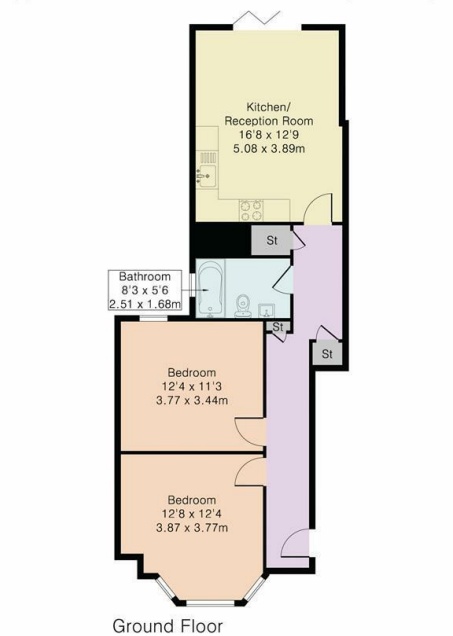
All photographs, floorplan and video tours are provided for guidance only.

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).

FLOORPLAN

Approximate Gross Internal Area 702 sq ft - 65 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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) 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		
	75	76
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



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