

# Ferndale Avenue, Walthamstow, London, E17

Guide Price £500,000

**FOR SALE**

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Leasehold

- Guide Price: £500,000-£550,000
- Victorian ground floor conversion flat
- 2 Double bedrooms
- Double glazed & gas central heating
- Walthamstow Village closeby
- Wood Street Overground station: 0.3 mile
- EPC rating: C (73) & Council tax band: B
- South-west facing private rear garden: 56'8 x 12'4
- On street residents permit parking
- Internal: 672 sq ft (62 sq m)

This charming Victorian ground-floor conversion flat perfectly balances period character with sleek, modern living. Offered to the market in a bright, neutral décor throughout, this property provides an inviting and versatile space that is ready to move straight into. The property boasts a spacious feel throughout, complemented by high ceilings that enhance the sense of light and airiness.

Upon entering the property, the hallway leads to the first of two spacious double bedrooms. This is a delightful room highlighted by a characterful box bay window fitted with shutters and practical built-in wardrobes.

The heart of the home is an impressive open-plan reception room and kitchen, where natural light pours in through another large box bay window adorned with matching shutters. The kitchen area is sleek, finished with contemporary white cabinets and high-quality fixtures, creating an ideal setting for both daily living and entertaining.

As you continue through the property, you will find the three-piece bathroom, finished with wall-to-ceiling linear mosaic tiling and a shower over the bathtub. Towards the rear of the flat lies the second spacious double bedroom, which includes storage and direct access to a large garden with lots of potential and a generous, south-west facing private aspect. This outdoor space features a welcoming decked area, perfect for enjoying the afternoon sun. Benefiting from double glazing and gas central heating throughout, this home offers comfort in every season.

Living here, in this quiet residential location and close to Leyton Flats, you are just a short stroll from the vibrant heart of Walthamstow Village, where you can explore a wealth of independent businesses, popular pubs, and eclectic eateries, including The W Store, Pavement, hometipple, Ruff's Bistro, and The Nags Head. For those commuting or exploring further afield, Wood Street Overground station is located just a short walk away, ensuring excellent connectivity.

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## DIMENSIONS

### Reception/Kitchen

18'6 x 13'11 (5.64m x 4.24m)

### Bedroom One

15'1 x 11'7 (4.60m x 3.53m)

### Bedroom Two

13'11 x 10'7 (4.24m x 3.23m)

Door to rear garden.

### Bathroom

9'9 x 4'6 (2.97m x 1.37m)

### Private Rear Garden (South-West facing)

56'8 x 12'4 (17.27m x 3.76m)

On street residents permit parking

### Additional Information:

Lease Term: 139 years from 01 January 2008

Lease Remaining: 121 years remaining

Ground Rent: £0 - per annum

Service Charge: £0 - per annum

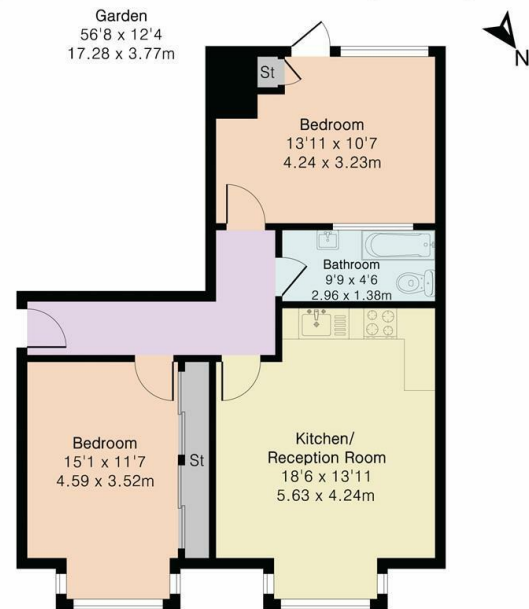
Local Authority: London Borough Of

Waltham Forest

Council tax band: B

## FLOORPLAN

Approximate Gross Internal Area 672 sq ft - 62 sq m



Ground Floor

### 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.



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		
	73	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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