



Orford Road, Walthamstow, London, E17

Offers In Excess Of £475,000

FOR SALE

 1  1  2

Leasehold

- First floor Victorian conversion flat
- 2 Bedrooms
- Gas central heating
- Walthamstow Village location
- Walthamstow Central Tube station: approx 6 minute walk
- Potential for loft conversion (STPP)
- EPC rating: C (72) & Council tax band: B
- On road residents permit parking
- Chain free
- Internal: 628 sq ft (58 sq m)

A chain-free, light and airy two-bedroom, first-floor Victorian flat, beautifully presented throughout. To the front of the property is a full-width reception room, boasting a large bay window and an additional window that floods the space with natural light. This room offers a versatile space for both dining and relaxation. Moving through the home, you will find the principal bedroom, which features an original period fireplace and bespoke built-in storage. This is followed by a stylish three-piece shower room and there's a handy storage cupboard within the hallway. To the rear are the second bedroom and a modern, newly fitted kitchen, complete with sleek integrated units.

Set in the heart of the village, this home enjoys the vibrant energy of Walthamstow Village, with an array of amenities on your doorstep. Enjoy a range of independent businesses, including eateries such as Ruff's Bistro, Bern's and the Beans, and Peeld, as well as Bora & Sons, Pavement, and The W Store, all located on Orford Road. Walthamstow Central station is within easy walking distance, providing convenient access to central London via the Victoria line and the Overground. Enjoy the green space of Walthamstow Marshes and Wetlands, perfect for leisurely weekend strolls, cycling, or simply escaping the hustle and bustle of city life.

Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Doot to flat.

Entrance

Via flat entrance door.

Entrance Hallway

Staircase leading to first floor floor.

Reception Room

16'1 x 11'2 (4.90m x 3.40m)

Kitchen

10'6 x 8'3 (3.20m x 2.51m)

Bedroom One

11'10 x 10'5 (3.61m x 3.18m)

Bedroom Two

8'11 x 7'8 (2.72m x 2.34m)

Bathroom

8'11 x 7'8 (2.72m x 2.34m)

On road residents permit parking

Additional Information:

Lease Term: 189 years from 29 September 1999

Lease Remaining: 162 years remaining

Ground Rent: £0 - Per Annum

Service Charge: £0 - Per Annum

Local Authority: London Borough Of Waltham Forest

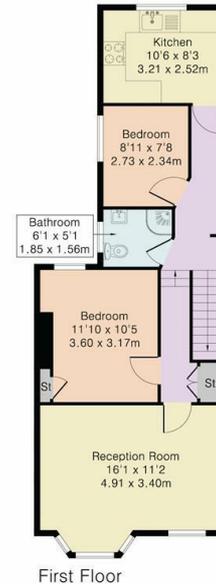
Council Tax Band: B

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 628 sq ft – 58 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 practise. 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		
	72	79
England & Wales	EU Directive 2002/91/EC	

LOCATION



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