



West Avenue Road, Walthamstow, London, E17

Offers In Excess Of £615,000

Leasehold

- First floor period split-level flat
- 3 Bedrooms
- Gas central heating
- Open plan lounge/kitchen
- Walthamstow Village location
- Walthamstow Central tube station: 0.2 mile
- EPC rating: E (49) & Council tax band: C
- On street residents permit parking
- Chain-free
- Internal: 1214 sq ft (112.8 sq m)

FOR SALE

1 1 3

Set on one of Walthamstow's premier roads, this beautiful first-floor period split-level flat offers an exceptional blend of period character and contemporary living, all within the heart of the highly sought-after Walthamstow Village. The property is offered chain-free and is presented in immaculate condition throughout, showcasing stylish modern décor, original features and an abundance of natural light, enhanced by well-placed skylights.

The spacious open-plan lounge and kitchen form the heart of the home, featuring a charming square bay window to the front, stripped-wood flooring and a sleek modern kitchen fitted with integrated appliances, creating a welcoming and practical space for both everyday living and entertaining. Accommodation comprises three generous double bedrooms arranged over two floors, providing flexibility and privacy, alongside a well-proportioned family bathroom complete with a striking free-standing bath. A usable loft space offers valuable additional storage.

Brilliantly located for the best of E17, this home sits at the heart of Walthamstow Village and the High Street. Enjoy doorstep access to independent shops such as The W Store and Pavement, or popular eateries such as Peeld and Ruff's Bistro. Culture and green space are equally accessible, with Lloyd Park close by, home to the William Morris Gallery, as well as Soho Theatre Walthamstow. Perfectly placed for commuters, Walthamstow Central Station is just a short walk away, offering a seamless blend of character and convenience.

Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

21'11 x 7'1 (6.68m x 2.16m)

Staircase leading to second floor. Doors to:

Lounge

15'11 x 14'11 (4.85m x 4.55m)

Open to:

Kitchen

12'11 x 8'10 (3.94m x 2.69m)

Bedroom One

10'9 x 10'1 (3.28m x 3.07m)

First Floor Bathroom

9'0 x 7'0 (2.74m x 2.13m)

Second Floor Landing

Doors to:

Bedroom Two

10'9 x 10'1 (3.28m x 3.07m)

Bedroom Three

10'0 x 7'0 (3.05m x 2.13m)

Loft Room

19'10 x 15'11 (6.05m x 4.85m)

Additional Information:

Lease Term: From 24 June 1988 expiring 24 March 2186

Lease Remaining: 160 years remaining

Ground Rent: £125 - per annum

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham Forest

Council tax band: C

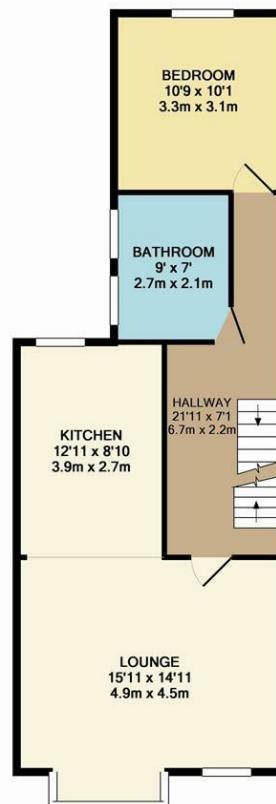
Disclaimer:

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 and floorplans 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.

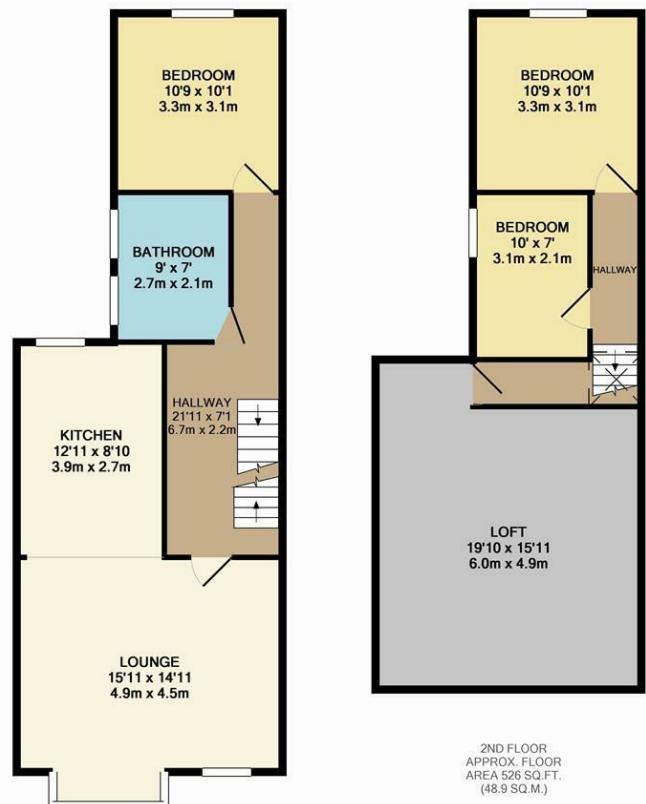
FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 63 SQ.FT.
(5.9 SQ.M.)



LOUNGE
15'11 x 14'11
4.9m x 4.5m



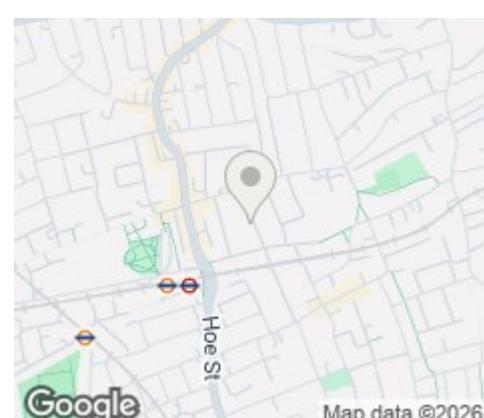
2ND FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

LOCATION



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		
England & Wales	EU Directive 2002/91/EC	