



## Alexandra Road, Walthamstow, London, E17

Offers In Excess Of £275,000

Leasehold

**FOR SALE**



- Ground floor flat
- 1 Double bedroom
- Spacious lounge
- St James Street Overground station: 0.5 mile
- Double glazing & Gas central heating
- EPC rating: C (74) & Council tax band: B
- Communal garden
- Permit parking
- Chain-free
- Internal: 512 sq ft (48 sq m)

This chain-free, ground-floor flat offers a fantastic opportunity for first-time buyers and young professionals seeking a home on a quiet residential street, within a small, friendly block of easy-going neighbours.

The property has been neutrally decorated throughout with freshly painted walls, providing a bright and clean canvas that allows the new owner to move in and easily apply their own personal style. At the heart of the home lies a spacious reception room bathed in natural light through a large window, creating an inviting space for relaxation or entertaining.

The internal layout continues with a stylish, modern kitchen, a well-proportioned double bedroom, and a sleek bathroom with contemporary fixtures. Residents also benefit from access to a communal garden, offering a valuable outdoor space that enjoys plenty of morning and early afternoon sunshine.

Positioned just half a mile from St James's Street Overground station, the property offers excellent transport links into Central London. Commuters are well-served by the proximity to Walthamstow Queens Road and Walthamstow Central stations, alongside extensive bus routes on Lea Bridge Road, including night buses, providing easy access to Hackney and the City.

Local culture is right on the doorstep, with the creative hub of Patchworks nearby, home to Blondies Brewery and Tabula Vintage. For even more variety, the bustling CRATE St James is within easy reach, hosting over thirty independent businesses ranging from artisan coffee shops to boutique retail. Residents can enjoy Walthamstow High Street or take scenic walks through St James Park and along the River Lea, perhaps finishing the day with a visit to the popular Hare and Hounds or The Princess of Wales.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to reception room, bedroom & bathroom.

### Reception Room

Door to communal garden. Door to:

### Kitchen

13'1 x 5'10 (3.99m x 1.78m)

Door to reception room.

### Bedroom

12'11 x 9'0 (3.94m x 2.74m)

### Bathroom

6'9 x 6'1 (2.06m x 1.85m)

### Communal Garden

### Permit Parking

### Additional Information:

Lease Term: 125 years from 24 June 1999

Lease Remaining: 98 years & 6 months remaining

Ground Rent: £10 - Per Annum

Service Charge: £1,121.43 per annum (£93.45 per month)

Local Authority: London Borough Of Waltham Forest

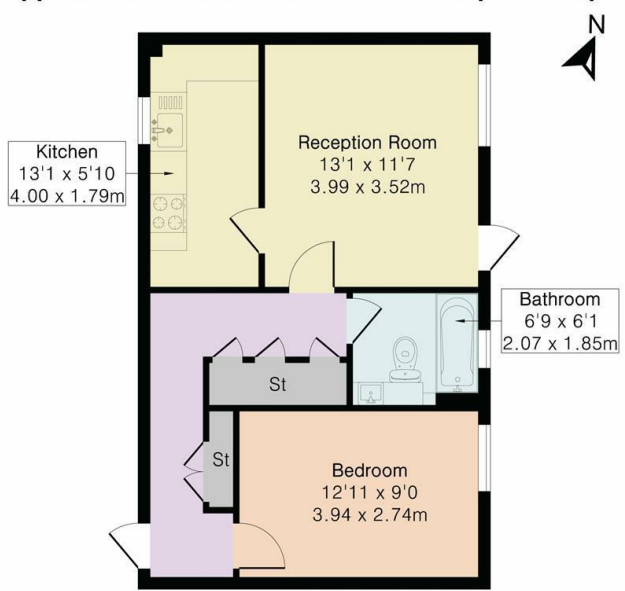
Council Tax Band: C

### 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, 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 512 sq ft - 48 sq m



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) 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		
	74	76
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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