ESTATES EAST

Clarkson Crescent, Walthamstow, London, E17

FOR SALE

Offers In Excess Of £600,000

1 2 3

Leasehold

- 3 Bedroom modern purpose-built ground floor flat
- Open plan lounge/kitchen/diner
- Ensuite to master bedroom
- High performance glazing
- Wood Street overground station: 0.2 mile walking distance
- EPC rating: B (86)
- Council tax band: C
- Front & rear terraces
- Off street parking
- Internal: 1081 sq ft (100 sq m)

With its own front door leading from the front terrace, this modern, three-bedroom, purpose-built ground-floor flat offers privacy and feels more like a house. Inside, the home features a spacious open-plan lounge, kitchen, and dining area. The master bedroom has an en-suite bathroom, with two further bedrooms, one at the front and one at the back of the home. The property also boasts front and rear terraces: the rear terrace is west-facing, while the front terrace faces east. The flat features wide hallways and doors, as well as a large main bathroom, making it wheelchair accessible. A valuable off-street parking space, complete with an EV charging point, is situated adjacent to the rear terrace. Given the high demand for parking in the area, this space presents a potential rental income opportunity.

The location is superb, with Wood Street's diverse amenities right on the doorstep, fostering a strong community spirit. Popular local establishments include Dudley's, a renowned breakfast spot, and The Chocolatine Bakery. Wood Street Overground Station is conveniently located just a short walk away. Walthamstow Village, with its excellent pubs, restaurants, and vibrant atmosphere, is also just a short walk away.

Shall we take a look?

hello@estateseast.co.uk **020 8520 9300** **estateseast.co.uk**

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DIMENSIONS

Front terrace
Via entrance gate leading to:

Entrance
Via flat entrance door leading into:

Entrance Hallway
Door to open plan lounge/kitchen/diner, bedroom one, bedroom two, bedroom three & bathroom.

Open plan lounge/kitchen/diner
28'5 x 12'4 (8.66m x 3.76m)
Door to rear terrace.

Bedroom One
15'11 x 14'9 (4.85m x 4.50m)
Door to:

Ensuite
6'11 x 6'3 (2.11m x 1.91m)

Bedoom Two
15'0 x 10'10 (4.57m x 3.30m)

Bedroom Three
11'6 x 9'3 (3.51m x 2.82m)

Bathroom
8'2 x 7'2 (2.49m x 2.18m)

Rear terrace (with access)

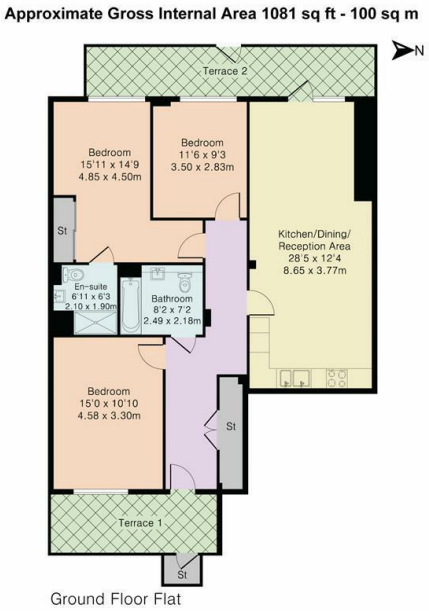
Off Street Parking
Allocated parking space with EV charging port.

Additional Information:
Lease Term: 250 years less three days commencing on and including 14 February 2020.
Lease Remaining: 245 years remaining
Ground Rent: £0 per annum
Service Charge: £1,956 per annum
Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

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



PINK PLAN

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.

RICS Certified Property Measurer

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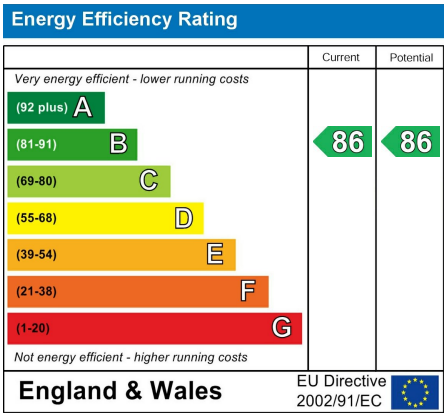
EPC RATING



LOCATION

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