

## Orford Road, Walthamstow, London, E17

£325,000

Leasehold

**FOR SALE**

1 1 1

- 1 bedroom first floor flat
- Lounge/kitchen
- Gated development
- Double glazed & gas central heating
- Located in the heart of Walthamstow Village
- Walthamstow Central Tube station: 0.4 mile
- EPC rating: C (75) & Council tax band: B
- Communal Courtyard
- Private off street parking/private allocated permit parking
- Internal: 348 sq ft (32 sq m)

This charming one-bedroom first-floor flat is nestled within a secure, gated development, offering peace of mind and exclusivity. Upon entering, you are greeted by a bright, open-plan reception room and kitchen, providing a modern and versatile living space. The well-proportioned bedroom is illuminated by two windows and benefits from convenient built-in storage. A three-piece bathroom, with a shower over the tub, thoughtfully completes this delightful home. Residents also have access to a tranquil communal courtyard and the added advantage of private allocated off-street permit parking.

Situated in the highly sought-after heart of Walthamstow Village, this location offers an enviable lifestyle surrounded by a vibrant array of independent shops, inviting pubs, and diverse eateries, including popular spots like Pavement, The W Store, Peeld, The Queens Arms, and Bargo. Furthermore, Walthamstow Central station is just a short stroll away, providing excellent transport links with both Overground services and direct access to the Victoria Line, connecting you swiftly to central London and beyond.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading directly into:

### Lounge/kitchen

14'3 x 13'4 (4.34m x 4.06m)

Door to:

### Inner Hall

Door to bedroom & bathroom.

### Bedroom

14'2 x 6'9 (4.32m x 2.06m)

### Bathroom

5'10 x 5'7 (1.78m x 1.70m)

### Communal Courtyard

Via secure gated access.

### Private Off Street Parking

### Additional Information:

Lease Term: We have been advised by our client that there will be a new 960 year lease granted upon completion

Lease Remaining: Circa 960 years remaining

Ground Rent: £0 - N/A (Pending) - Per annum

Service Charge: £1226.64 per annum charged on a monthly basis at £102.22.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

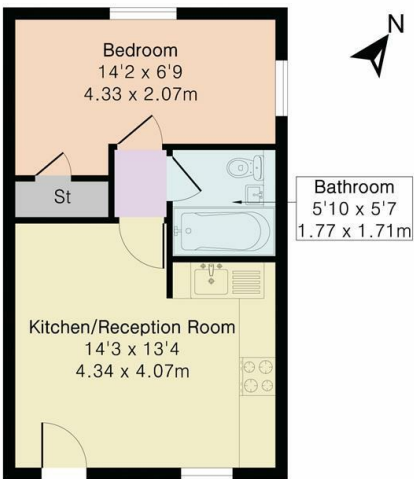
All photographs and floorplan are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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

**Approximate Gross Internal Area 348 sq ft - 32 sq m**



First Floor



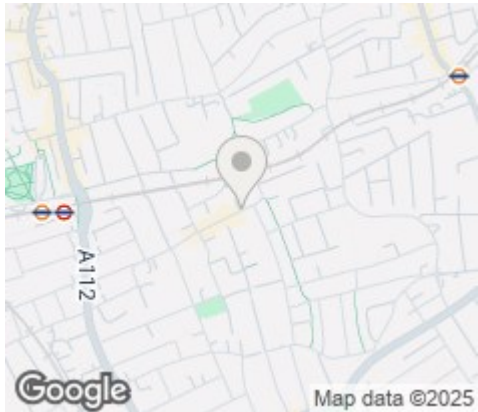
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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		
	75	75
England & Wales		
	EU Directive 2002/91/EC	

## LOCATION



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