



## Forest Road, Walthamstow, London, E17

Offers In Excess Of £325,000

Share of Freehold

- Split-level maisonette
- 4 Bedrooms
- Double glazed
- Gas central heating
- Kitchen/diner
- Blackhorse Road Tube station: 0.3 mile
- Council tax band: B
- Balcony: 16'0 x 6'11
- Chain-free
- Internal: 1144 sq ft (106 sq m)

**FOR SALE**

1 4 4

A spacious four-bedroom, split level flat on Forest Road.

This property has bags of potential, as well as space. On the first floor there is a kitchen, reception room (with access to a private balcony), family bathroom, and the first of the four bedrooms, all of which are doubles. The second floor houses two bedrooms, with the final bedroom on the third floor. All the bedrooms on the second and third floors have en suite facilities.

The property is situated within walking distance of Blackhorse Road tube station, as well as the many shops and eateries of Higham Hill and the Hight Street. The Blackhorse Beer Mile, with it's plethora of tap rooms, is also close at hand.

Shall we take a look...?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor landing.

### First Floor Landing

Staircase leading to second floor landing. Door to all first floor rooms.

### Reception Room

15'11 x 9'7 (4.85m x 2.92m)  
Door to balcony.

### Bedroom One

12'4 x 10'2 (3.76m x 3.10m)

### Kitchen

13'5 x 10'6 (4.09m x 3.20m)  
Door to rear access.

### First Floor Bathroom

5'10 x 5'4 (1.78m x 1.63m)

### Second Floor Landing

Staircase leading to third floor.

### Bedroom Two

16'1 x 9'9 (4.90m x 2.97m)  
Door to shower.

### Shower

Bedroom Three  
12'5 x 10'3 (3.78m x 3.12m)  
Door to ensuite.

### Ensuite

5'5 x 3'8 (1.65m x 1.12m)

### Third Floor (Loft)

Open to.

### Bedroom Four

16'1 x 15'2 (4.90m x 4.62m)  
Door to:

### Ensuite

6'2 x 4'0 (1.88m x 1.22m)

### Balcony

16'0 x 6'11 (4.88m x 2.11m)  
Via reception room.

### Additional Information:

Head Lease Term: 99 years from 29 September 1975

Head Lease Remaining: 48 years remaining - We have been informed by our vendor that the lease will be extended upon completion.

Ground Rent: £0 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham Forest

Council tax band: B

EPC rating: TBC (Pending)

### 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.

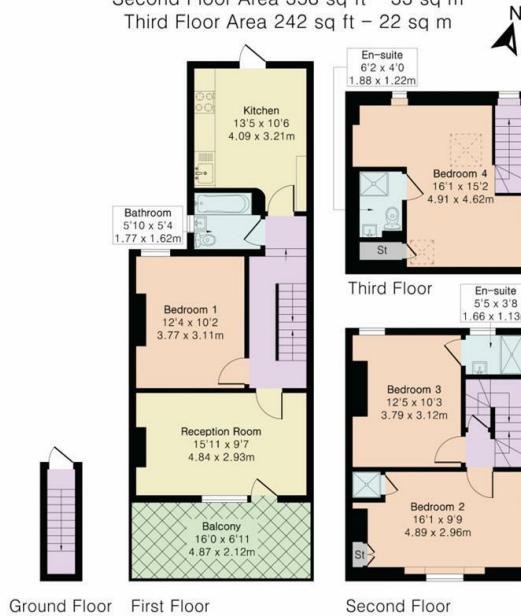
## FLOORPLAN

### Approximate Gross Internal Area 1144 sq ft - 106 sq m

First Floor Area 544 sq ft - 51 sq m

Second Floor Area 358 sq ft - 33 sq m

Third Floor Area 242 sq ft - 22 sq m

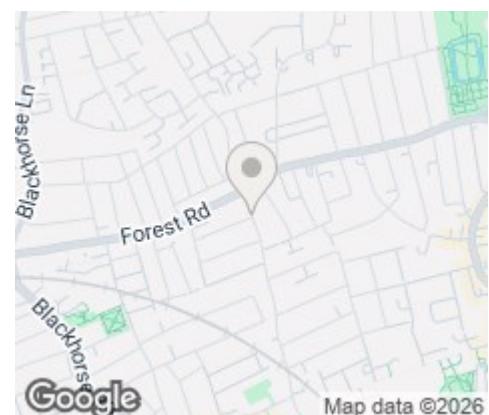


## EPC RATING

### 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	

## LOCATION



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