



## Cleveland Park Crescent, Walthamstow, London, **FOR SALE**

Offers In Excess Of £500,000

1 1 1

### Leasehold

- 1 Double bedroom ground floor end of terrace conversion flat
- Sought after turning
- Kitchen/diner
- Double glazed & gas central heating
- Walthamstow Central tube station: 0.2 mile
- High Street amenities closeby
- Council tax band: B & EPC rating: D (58)
- South-facing rear garden: approx 40ft with summer house
- On street permit parking
- Internal: 751 sq ft (70 sq m)

Nestled within a sought-after turning, this charming one double bedroom ground floor flat offers a delightful blend of period features and modern living. The generously sized reception room is a truly inviting space, bathed in natural light streaming through a beautiful tall bay window, creating an airy and bright atmosphere throughout the day, leading to a sleek and modern kitchen/diner complete with a dedicated dining nook that makes hosting friends and family a breeze.

The property is neutrally decorated throughout and features impressive tall ceilings. Original hardwood floors flow seamlessly through the front room, dining area, hallway, and bedroom. Elegant restored coving further enhances the property's period charm. The exceptionally spacious bedroom is a peaceful retreat, featuring French doors that open directly onto the garden decking, extending your living space outdoors. The south-facing garden is a true highlight, promising sunny afternoons and providing an ideal backdrop for barbecues and relaxed evenings with friends. A notable additional feature is the versatile outhouse, which benefits from a full electricity supply, presenting a fantastic opportunity for a dedicated office, gym, or studio space.

Situated at the end of a terrace, the flat benefits from friendly neighbours and a wonderful residential feel. The location is also incredibly convenient, being just a short walk from Walthamstow Central Station, which offers excellent transport links and shops, and is close to the vibrant Village. Residents can look forward to the upcoming opening of the Soho Theatre, and in the meantime, enjoy comedy nights at The Rose & Crown. The area also boasts a fantastic selection of local amenities, including Sodo Pizza just a few minutes away, Mego for coffee, The Nag's Head for pub quizzes, and the picturesque Lloyd Park for sunny strolls.

Shall we take a look?

# Cleveland Park Crescent, Walthamstow, London, E17

## 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, kitchen/diner & bedroom.

### Reception Room

17'0 x 12'4 (5.18m x 3.76m)

### Kitchen/Diner

19'9 x 7'9 (6.02m x 2.36m)

Door to rear garden & bathroom.

### Bedroom

12'8 x 12'4 (3.86m x 3.76m)

Doors to rear garden.

### Bathroom

7'10 x 5'5 (2.39m x 1.65m)

Door to kitchen/diner.

### Rear Garden (South-facing)

approx 40' (approx 12.19m)

Door to:

### Summer House

13'11" x 8'2" (4.25 x 2.5)

This space could be an office/gym or studio space also power.

### On street permit parking

### Additional Information:

Lease Term: 189 years from 1 January 1996

Lease Remaining: 160 years remaining

Ground Rent: £150 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

EPC rating: C (72)

### Notice:

All photographs, floorplan and video tours are provided for

guidance only.

### Disclaimer:

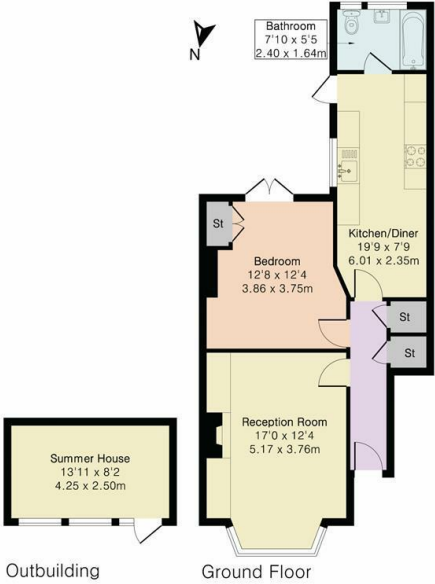
We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, 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 751 sq ft - 70 sq m

Ground Floor Area 637 sq ft - 59 sq m

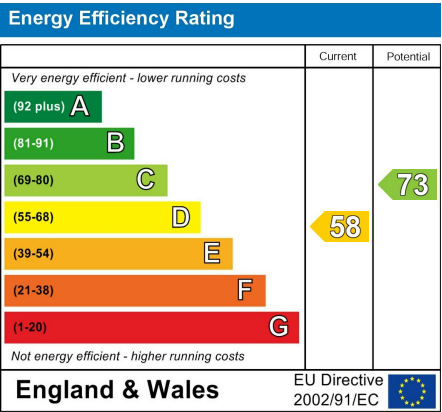
First Floor Area 114 sq ft - 11 sq m



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 practice. 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.



## EPC RATING



## LOCATION



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

