



Fleeming Road, Walthamstow, London, E17

Offers In Excess Of £450,000

FOR SALE

1 1 2

Leasehold

- Ground floor Ex Warner maisonette
- 2 Bedrooms
- Double glazing & gas central heating
- Lloyd Park location
- Walthamstow Central Tube station: 0.8 mile
- EPC rating: C (70)
- Council tax band: C
- Rear garden: approx 40ft
- Chain-free
- Internal: 712 sq ft (66 sq m)

A classic two-bedroom Warner flat on Fleeming Road. Located close to the green open spaces of Lloyd Park, this ground floor property is also within easy reach of the many independent shops and eateries of Hoe Street and the Village, as well as Walthamstow Central station.

Inside the property is very much a blank canvas and offers well-proportioned rooms throughout. To the front are two interconnected rooms, which could be used as lounge and double bedroom. Next comes a galley-style kitchen (which has been extended to the side), and a four-piece family bathroom. Finally there is the second double bedroom, which overlooks the rear garden.

A classic Warner flat, in a very popular location. Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Porch

Further door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

10'8 x 10'6 (3.25m x 3.20m)

Kitchen

13'5 x 7'10 (4.09m x 2.39m)

Door to rear garden.

Bedroom One

11'3 x 11'1 (3.43m x 3.38m)

Bedroom Two

10'9 x 10'6 (3.28m x 3.20m)

Bathroom

8'1 x 7'10 (2.46m x 2.39m)

Rear Garden

Additional Information:

Lease Term: 189 years from 24 June 1973

Lease Remaining: 137 years remaining

Ground Rent: £0 - per annum

Service Charge: £0 - per annum

Building Insurance - We have been informed by our client that the latest building insurance premium for 01/06/2024-31/05/2025 was £394.80.

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Notice:

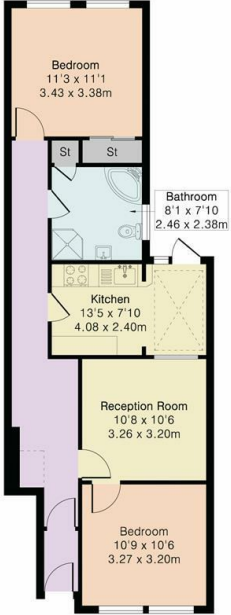
All photographs, floorplan and video tours are provided for guidance only.

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 712 sq ft - 66 sq m



Ground Floor Flat



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

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		
	70	78
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



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