



## Carr Road, Walthamstow, London, E17

Offers In Excess Of £500,000

Leasehold

FOR SALE

1 1 2

- Ground floor Ex Warner maisonette
- 2 Double bedrooms
- Gas central heating
- Close to Lloyd Park
- Walthamstow Central tube Station 0.7 mile
- EPC rating: C (70)
- Council tax band: C
- Shared rear garden: approx: 30ft
- On street permit parking
- Internal: 764 sq ft (71 sq m)

Discover the charm of this ground-floor Warner maisonette, offering two double bedrooms and a warm, inviting atmosphere from the moment you step through the original front door.

The reception room, bathed in natural light from two large, shuttered windows, is an attractive soft lilac colour, creating a cosy and inviting space. The sleek kitchen features a Heritage star-patterned tiled floor, adding a touch of elegance. The primary bedroom echoes the reception room's calming palette, with two large, shuttered windows and original floorboards, while the second bedroom is painted a classic, cool green. The bathroom, retaining the original floorboards and painted in a complementary green, features a practical three-piece suite with a shower over the bath and two large storage cupboards. A clever use of space is found in the compact study tucked beneath the stairs, while ample storage solutions ensure a clutter-free environment throughout the home. The east-facing shared rear garden enjoys gentle morning sunlight, perfect for starting the day. This property exudes a sense of history, with original sash windows updated with double glazing and period features, and offers generously sized rooms with flexible layout options.

Situated on a pretty street, backing onto Lloyd Park, it's close to multiple transport links, including Walthamstow Central Station, just a short stroll away. You'll find yourself within easy reach of local favourites such as Buhler & Co., the William Morris Gallery, the open-air gym in Lloyd Park, Walthamstow Trades Hall, Big Penny Social, Burnt Faith, and Walthamstow Wetlands. The anticipated opening of the Soho Theatre adds to the vibrant local scene. Furthermore, easy access to the M11 and airports via public transport makes weekend getaways a breeze.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Door to reception room, kitchen & bedroom two.

### Reception Room

10'10 x 10'8 (3.30m x 3.25m)

### Kitchen

11'4 x 8'0 (3.45m x 2.44m)

Door to rear garden. Open to:

### Inner Hall

Door to bedroom one & bathroom.

### Bedroom One

11'5 x 11'0 (3.48m x 3.35m)

### Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)

### Bathroom

8'0 x 7'10 (2.44m x 2.39m)

### Rear Garden (Shared)

approx 30' (approx 9.14m)

### On street permit parking

### Additional Information:

Lease Term: 189 years from 29 September 1985

Lease Remaining: 149 years remaining

Ground Rent: £0 - Per annum

Service Charge: £0 - Per annum

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

### Notice:

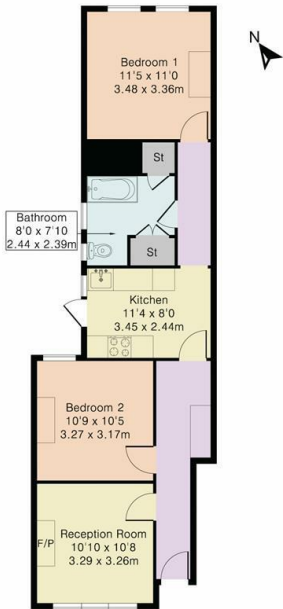
All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars 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 764 sq ft - 71 sq m



Ground Floor



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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