

West Avenue, Walthamstow, London, E17

Offers In Excess Of £375,000

Leasehold

FOR SALE

1 1 1

- Second floor, purpose-built flat
- 1 Double bedroom
- Double glazing & gas central heating
- Walthamstow Central station: 0.2 mile
- Walthamstow Village location
- EPC rating: C (72)
- Council tax band: B
- Shared garden & off street parking
- Chain-free
- Internal: 521 sq ft (48 sq m)

This superb, chain-free second-floor flat is an ideal purchase for first-time buyers and young professionals. The home offers a fantastic 'blank canvas' opportunity, benefiting from excellent natural light and a strong, practical layout.

Inside, the flat feels generous and well-proportioned. The hallway features built-in storage, leading to a versatile lounge-diner perfect for entertaining. The separate kitchen is roomy and opens directly onto the reception space, while the double bedroom also benefits from built-in storage. The family bathroom includes a shower over the tub.

Beyond the flat, residents benefit from invaluable external amenities for this sought-after London area, including shared use of the garden and convenient off-street parking to the rear.

The location is unparalleled, moments from Walthamstow Village, known for its friendly spirit and independent businesses like Peeld, Ruff's Bistro, and Pavement. There's also excellent access to sports and open green spaces, including the renowned Hollow Ponds, just a 10-minute cycle away from home. For commuters, Walthamstow Central Station is only a short stroll away, providing excellent links into Central London.

An exceptional opportunity in one of East London's most desirable postcodes. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to second floor and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to reception room, bedroom and bathroom.

Reception Room

14'6 x 13'0 (4.42m x 3.96m)

Door to:

Kitchen

10'4 x 6'1 (3.15m x 1.85m)

Door to reception room.

Bedroom

11'7 x 10'11 (3.53m x 3.33m)

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Communal Garden

Off Street Parking

Additional Information:

Lease Term: 189 years from 24 June 1983

Lease Remaining: 146 years remaining

Ground Rent: £45 per annum

Service Charge: £2,500 per annum

Local Authority: London Borough Of Waltham Forest

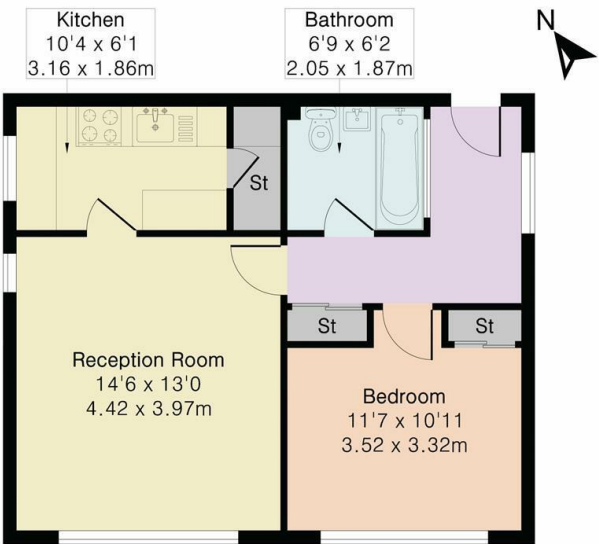
Council Tax Band: B

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 521 sq ft - 48 sq m



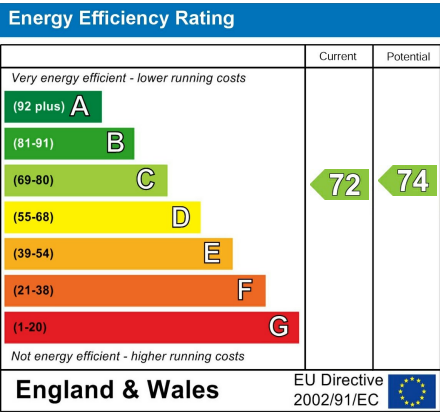
Second Floor



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



LOCATION



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