

## Green Pond Road, Walthamstow, London, E17

Guide Price £350,000

Leasehold

**FOR SALE**

1 1 2

- Guide Price: £350,000-£375,000
- 2 Bedroom, purpose-built, ground floor flat
- Double glazed
- Ideal buy to let, or first time buy
- Blackhorse Road tube station: 0.7 mile
- EPC rating: C (76)
- Council tax band: C
- Shared garden & residents parking
- Chain-free
- 541.85 Sq.ft (50.34 sq.m)

Guide Price: £350,000-£375,000. A light, purpose-built flat with 2 double bedrooms in a popular area, close to everything. The home has an understated style: modern, spacious and simply designed to excellent effect.

All rooms lead off a central hallway including the family bathroom with terrazzo floor. The main living space is roomy with deep windows and a door leading out to the shared garden. The separate kitchen adds further scale to the home, plus the fact you're on the ground floor and with plenty of outdoor space too.

The property also has private parking and is chain-free.

Higham Hill and the area leading down toward Blackhorse Road has a rich industrial and cultural heritage. Today, as well as attracting young families, it continues to entice new start-up businesses, particularly in the creative sector, making it one of the artistic centres of E17, with the Blackhorse Workshop and Gnome House providing exciting community hubs with lots going on. There's a variety of local schools within walking distance, open green space around the reservoirs nearby which is a lovely walk, easy transport routes by bus and by tube from Blackhorse Road station which is a 15 minute walk away or a 5 minute cycle. You're also close to Lloyd Park and its beautiful gardens, and plenty of local, independent shops, cafes, pubs and restaurants. Our favourite for Sunday lunch is the Warrant Officer.

A highly desirable flat in a culturally rich area of east London. Shall we take a look?

# Green Pond Road, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal door leading into:

### Communal Hallway

Door leading to all floors and flat

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door leading to living room, bedroom one, bedroom two & bathroom.

### Living Room

14'10 x 11'8 (4.52m x 3.56m)

Door to:

### Kitchen

8'9 x 7'10 (2.67m x 2.16m)

Door to living room.

### Bedroom One

12'6 x 9'3 (3.81m x 2.82m)

### Bedroom Two

9'3 x 7'1 (2.82m x 2.16m)

### Bathroom

6'6 x 6'0 (1.98m x 1.83m)

### Communal Garden

### Off Street Parking

Residents Parking

### Additional Information:

Lease Term: 190 years from 11 May 1994

Lease Remaining: 162 years remaining

Ground Rent: £0

Service Charge: £1,100 - per annum

Local Authority: London Borough Of Waltham Forest

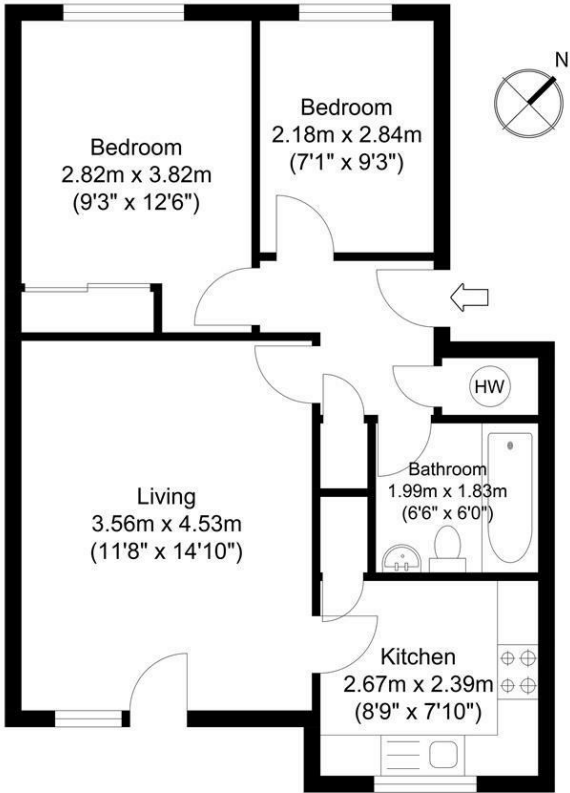
Council Tax Band: C

Annual Council Tax Estimate: £1,724.39 per annum

### Disclaimer:

The information provided about this property does 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



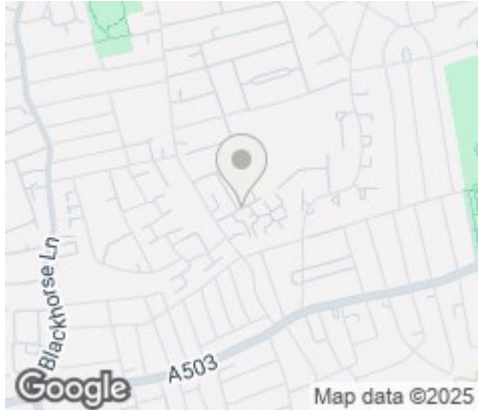
GROSS INTERNAL FLOOR AREA: 50.34 sq.m (541.85 sq.ft)

Measured in accordance with RICS code of measuring practice. These plans are for representation purposes only and should be used as such by any related party. Every attempt is made to ensure accuracy, however, all measurements are approximate.  
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## 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		
	76	78
England & Wales		
	EU Directive 2002/91/EC	

## LOCATION



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