



## Tristram Close, Walthamstow, London, E17

£300,000

Leasehold

FOR SALE

1 1 3

- 3 Bedroom first floor flat
- Double glazing
- Gas central heating
- Wood Street Overground station: 0.4 mile
- Close proximity to green spaces of Epping Forest
- EPC rating: C (77)
- Council tax band: C
- Shared gardens
- Chain-free
- Internal: 884 sq ft (82 sq m)

This superb chain-free, three-bedroom first-floor flat offers a wonderful opportunity to acquire a spacious home in a desirable Walthamstow location. The property boasts a generously proportioned reception room, ideal for both relaxing and entertaining, complemented by an abundance of natural light flowing through the large windows found throughout the flat.

The flat features two generously sized double bedrooms and an additional single bedroom, offering flexible options for residents. The property benefits from a well-appointed bathroom and a separate WC, enhancing convenience for residents. Furthermore, the flat offers ample storage solutions, catering to modern living requirements.

Externally, residents can enjoy access to shared gardens, providing a pleasant outdoor space. The property is ideally situated for easy access to local amenities, including Ruttle and Rowe, Dudleys, and the vibrant Wood Street Market. Commuters will appreciate the close proximity to Wood Street Overground station, just 0.4 miles away, offering excellent transport links. For those who enjoy the outdoors, the beautiful green spaces of Epping Forest are also easily accessible.

Shall we take a look?

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## DIMENSIONS

**Communal Entrance**  
Via communal entrance door leading into:

**Communal Hallway**  
Staircase leading to first floor and flat.

**Entrance**  
Via flat entrance door leading into:

**Entrance Hallway**  
Door to all rooms.

**Reception Room**  
24'7 x 12'4 (7.49m x 3.76m)  
Doors to kitchen.

**Kitchen**  
11'10 x 7'7 (3.61m x 2.31m)  
Doors to reception room.

**Bedroom One**  
12'8 x 9'9 (3.86m x 2.97m)

**Bedroom Two**  
11'10 x 9'9 (3.61m x 2.97m)

**Bedroom Three**  
8'8 x 7'7 (2.64m x 2.31m)

**W C**

**Bathroom**  
4'11 x 4'11 (1.50m x 1.50m)

**Shared Gardens**

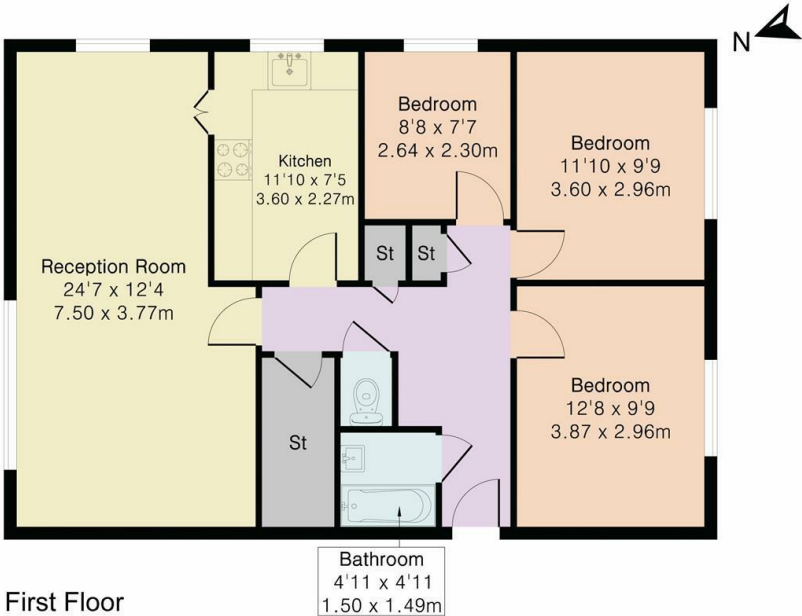
**Additional Information:**  
Lease Term: 125 years from 1 April 1982  
Lease remaining: 82 years remaining.  
Ground Rent: £10 per annum.  
Service Charge: £2,000 per annum.  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

**Notice:**  
All photographs and floorplan 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

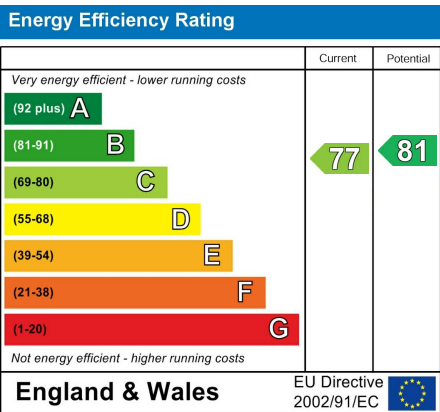
**Approximate Gross Internal Area 884 sq ft - 82 sq m**



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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