



## Summit Road, Walthamstow, London, E17

Offers In Excess Of £400,000

Leasehold

FOR SALE

1 1 2

- Ground floor conversion flat
- 2 Double bedrooms
- Double glazed & gas central heating
- Open plan lounge/kitchen
- Walthamstow Village location
- Walthamstow Central Tube station: 0.5 mile
- EPC rating: D (64)
- Council tax band: B
- Communal front garden
- Internal: 519 sq ft (48 sq m)

This charming ground-floor flat in Walthamstow Village features two bedrooms and offers the perfect blend of modern comfort and functional living, ideal for a young professional.

Step inside the home, to a spacious open-plan living room and kitchen, with plenty of sleek storage. The well-designed layout offers a comfortable and practical living space, ideal for relaxing and entertaining. Moving down the hall, you'll find a bedroom, a bathroom, and a second bedroom.

Right outside your front door is a treasure trove of local amenities on Orford Road. From award-winning shops and cosy cafes to vibrant pubs and restaurants, including Eat 17, The Nags Head, and the Village Bakery, there's something for everyone. Explore The Ravenswood Estate, with an eclectic mix of breweries, a gin palace, and the famous God's Own Junkyard. Commuting is a breeze with Walthamstow Central Station just a short walk away, offering access to the Overground and Victoria Line.

This delightful flat offers a unique opportunity to live in one of London's most sought-after neighbourhoods. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front entrance door leading directly into:

### Open Plan Lounge/kitchen

15'3 x 13'9 (4.65m x 4.19m)

### Bedroom One

11'4 x 8'6 (3.45m x 2.59m)

### Bedroom Two

9'11 x 7'5 (3.02m x 2.26m)

### Bathroom

9'11 x 5'1 (3.02m x 1.55m)

### Communal Front Garden

### Additional Information:

Lease Term: From and including 1 January 2015 to and including 31 December 2139 (124 year term)

Lease remaining: 114 years remaining.

Ground Rent: £250 per annum.

Service Charge: £300 per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

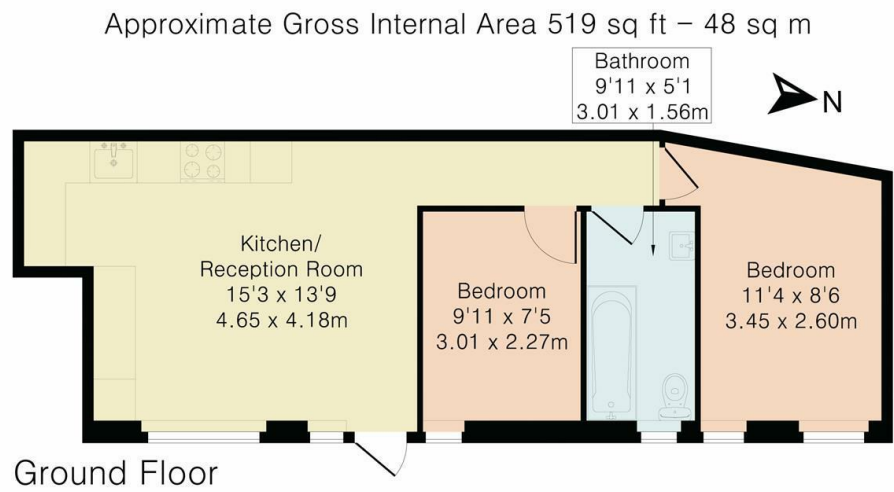
### Notice:

All photographs are provided for guidance only.

### 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



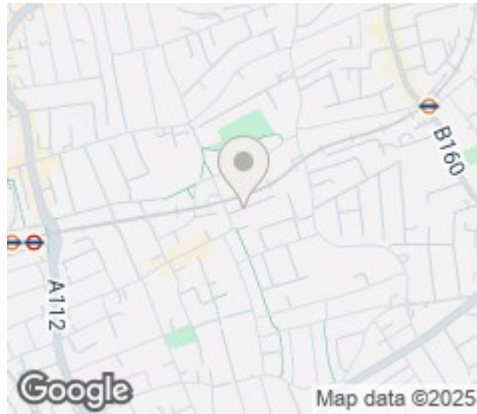
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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 |         |           |
|   | 64      | 76        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

## LOCATION



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