

## Ulverston Road, Walthamstow, London, E17

Offers In Excess Of £575,000

Share of Freehold

**FOR SALE**

1 1 2

- Ground floor conversion flat
- 2 Double bedrooms
- Gas central heating
- Double glazed sash windows
- Upper Walthamstow location
- Wood Street Overground station: 0.6 mile
- EPC rating: D (63)
- Council tax band: B
- Chain-free
- Internal: 666 sq ft (62sq m)

This stunningly renovated ground-floor conversion flat presents a rare opportunity to acquire a chain-free property in a truly exceptional location. Originally part of the prestigious Belle Vue Estate, this home boasts a prime location.

Having undergone significant modern updates to ensure a comfortable and contemporary living experience, this "turn-key" ready property immediately impresses upon entry with its sense of quality and meticulous attention to detail.

Engineered oak flooring flows seamlessly throughout the thoughtfully refurbished interior, complemented by the elegance of high ceilings, original coving, and charming sash windows with brand new double glazing that bathes the rooms in natural light. The reception room also features an original fireplace. Stylish oak doors further enhance the sophisticated ambience. The brand-new kitchen features sleek sage-coloured units with quartz worktops and Bosch appliances, and provides access to the private garden. Two well-proportioned double bedrooms offer comfortable retreats, with the added delight of French doors in one bedroom that open directly onto the garden, creating a seamless indoor-outdoor flow to a delightful patio area and lawn. A brand new bathroom serves the property, and all electrics, the boiler, and all pipework are brand new.

The property's proximity to the expansive greenery of Epping Forest is a significant advantage, presenting endless opportunities for cycling and off-road running just moments from your doorstep. Furthermore, excellent transport links enhance its appeal, with Wood Street station conveniently located within a short walk, providing swift and easy access to the City. A delightful array of cafes and independent shops, including the renowned Ruttle & Rowe, Dudley's, Clapton Craft, Chocolate, and the vibrant Wood Street Market, are all within easy reach, promising a rich and fulfilling lifestyle right on your doorstep.

# Ulverston Road, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading directly into:

### Reception Room

12'4 x 12'4 (3.76m x 3.76m)

Open to:

### Kitchen

10'8 x 10'2 (3.25m x 3.10m)

Open to reception room. Door to rear garden.

### Bedroom One

12'8 x 9'5 (3.86m x 2.87m)

Doors to rear garden.

### Bedroom Two

12'10 x 8'4 (3.91m x 2.54m)

### Bathroom

6'7 x 5'11 (2.01m x 1.80m)

### Additional Information:

Head lease term: 999 year lease

Head lease remaining: 999 years remaining

Ground Rent: £0 - Per Annum

Service Charge: £0 Per Annum

Local Authority: London Borough Of Waltham Forest

Council tax band: B

### Notice:

All photographs, floorplan and video tours 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 666 sq ft - 62 sq m



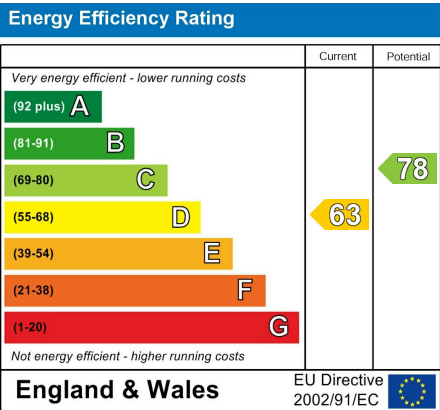
Ground Floor Flat



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



## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

