



Morgan Avenue, Walthamstow, London, E17

Offers In Excess Of £475,000

Leasehold

- 2 Bedroom 1930's first floor maisonette
- Own entrance
- Wood Street Overground station: 0.3 mile
- Close to green spaces of Epping Forest
- Double glazing & gas central heating
- EPC rating: D (57)
- Council tax band: C
- Rear garden: approx 40'2 x 14'9
- On street permit parking
- Internal: 675 sq ft (60 sq m)

This charming two-bedroom maisonette is situated on the first floor of a delightful 1930s building, opposite a leafy cricket club. The home boasts high ceilings, large windows, a spacious reception room, well-proportioned bedrooms, a modern bathroom suite, and a bright, sleek kitchen. The south-facing landscaped garden, with a decked area, is perfect for relaxation and entertaining. The home also benefits from on-street permit parking.

Situated in the heart of Upper Walthamstow, Wood Street features a diverse range of shops, cafes, and restaurants, including The Lacy Nook, Wood Street Market and Rebel Coffee. It's a short 15-minute walk from Walthamstow Village and Wood Street Overground Station is nearby, providing easy access to central London. Epping Forest and Hollow Ponds are nearby, providing opportunities for outdoor activities and leisurely strolls towards Wanstead High street.

This home is the perfect blend of period character and modern convenience, making it an ideal home for first-time buyers, couples, or investors seeking a stylish and well-located property.

Shall we take a look?

FOR SALE

1 1 2

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hall

Staircase leading to first floor. Door to rear garden.

First Floor Landing

Door to all rooms.

Reception Room

15'7 x 11'5 (4.75m x 3.48m)

Kitchen

12'6 x 8'11 (3.81m x 2.72m)

Bedroom One

13'4 x 10'0 (4.06m x 3.05m)

Bedroom Two

9'1 x 7'5 (2.77m x 2.26m)

Bathroom

7'3 x 5'10 (2.21m x 1.78m)

Lanscaped rear garden (South-facing)

approx: 40'2 x 14'9 (approx: 12.24m x 4.50m)

Parking

On street permit parking

Additional Information:

Lease Term: 215 Years from 25 December 1973

Lease Remaining: 162 years remaining

Ground Rent: £0 - Peppercorn

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: B

Disclaimer:

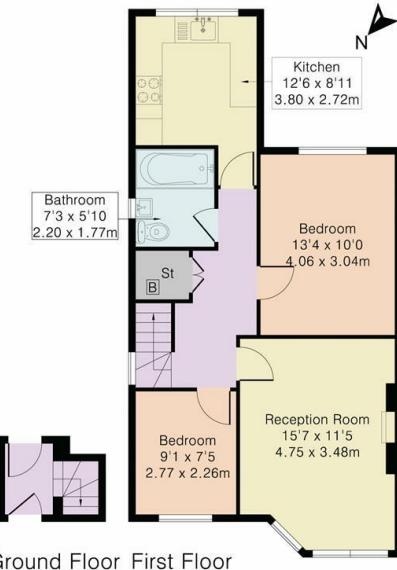
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FLOORPLAN

Approximate Gross Internal Area 675 sq ft - 60 sq m

Ground Floor Area 33 sq ft - 3 sq m

First Floor Area 618 sq ft - 57 sq m



PINK PLAN

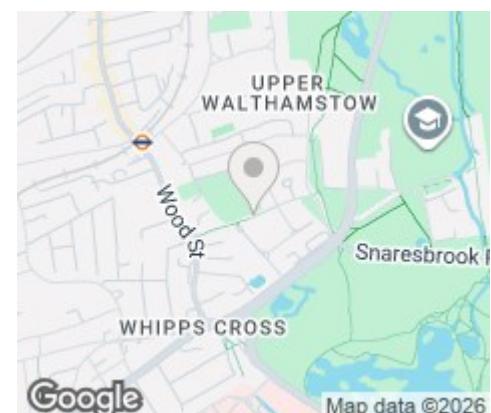
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EPC RATING

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	57	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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