



Orford Road, Walthamstow, London, E17

Offers In The Region Of £340,000

Leasehold

- Top floor conversion flat
- 1 Bedroom
- Gas central heating
- Mostly double glazed
- Walthamstow Central Tube Station: 0.3 mile
- Located in the heart of Walthamstow village
- EPC rating: D (64)
- Council tax band: A
- Chain-free
- Internal: 457 sq ft (42 sq m)

A beautifully presented, bijou one bedroom flat on Orford Road. As central Village as it's possible to be, everything is quite literally on your doorstep, with a plethora of independent shops, restaurants and bars winding along Orford Road. It's also brilliantly positioned for transport, with Walthamstow Central station just a short walk away.

Located on the first floor of a Victorian building, this stylish property is the ultimate first time purchase. Wander through the front door and into the hallway, and immediately to your right is the double bedroom. At the other end of the hallway is the reception room, which offers plenty of space to dine as well as relax. In between are situated the kitchen and bathroom. The former is kitted out with smart fitted units and tiled flooring, whilst the latter has a three piece suite featuring wash hand basin, bath and walk in cubicle with rainfall shower over. There is a separate WC, located opposite the bedroom.

Shall we take a look...?

FOR SALE

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DIMENSIONS

Communal Entrance

Via front door leading into:

Communal Hallway

Staircase leading to first floor.

Entrance Hallway

Doors to all rooms.

Reception Room

14'10 x 9'6 (4.52m x 2.90m)

Kitchen

11'5 x 5'3 (3.48m x 1.60m)

Bedroom

10'10 x 10'3 (3.30m x 3.12m)

Bathroom

11'5 x 4'2 (3.48m x 1.27m)

WC (Separate)

3'11 x 3'3 (1.19m x 0.99m)

Additional Information:

Lease term: 125 lease term from 01/12/2005

Lease Remaining: 107 years remaining

Ground Rent: £250 per annum.

Service Charge: £700 per annum

Local Authority: London Borough Of Waltham Forest

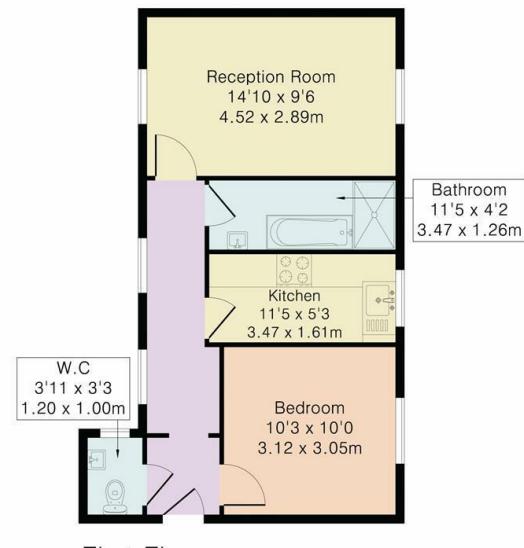
Council Tax Band: A

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

Approximate Gross Internal Area 457 sq ft - 42 sq m



First Floor

PINK PLAN

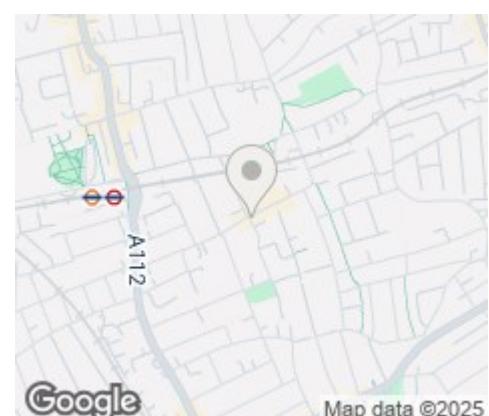
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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