






## West Avenue, Walthamstow, London, E17

Offers In Excess Of £335,000

**FOR SALE**

 1  1  1

Leasehold

- 1 Bedroom second floor flat
- Walthamstow Central Tube Station: 0.3 mile
- Walthamstow Village location
- Double glazing & Gas central heating
- EPC rating: C (75)
- Council tax band: B
- Communal gardens
- Gated off street parking & Garage
- Chain-free
- Internal: 440 sq ft (41 sq m)

An exceptionally well presented one bedroom flat, perched on the edge of Walthamstow Village and situated within a few minutes walk of Walthamstow Central station.

This top floor flat offers 440 square feet of internal space and is divided into 4 very practically sized rooms, each of which is beautifully finished in monochrome tones. The lounge is a case in point, with the hues of the walls and engineered wood flooring being accentuated by the light from the dual aspect windows. It's a room spacious enough to act as both lounge and diner, making it ideal whether entertaining or simply relaxing.

The double bedroom situated to the rear of the flat is similarly impressive, and has both built in storage and plenty of room for free standing wardrobes.

Tucked between the aforementioned rooms are the bathroom and kitchen. The former houses a three piece suite, with shower over the bath, as well as beautifully tiled floor and walls. The latter has plenty of modern fitted units and work surfaces, making it ideal for when friends come for dinner.

To round things off, there are communal gardens to the rear, as well as a garage equipped with electrical outlets, accessed via the secure gated car park - very handy for storage.

Shall we take a look?

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## DIMENSIONS

### In The Owners Words...

We've loved living here and truly couldn't have asked for a better home. The location has been perfect for us - just off Orford Road and only a minute from the heart of Walthamstow Village. Walthamstow Central station is a short walk away, making it ideal for both daily commutes and easy access to everything central London has to offer.

The flow of the flat is one of our favourite features, with beautiful hardwood floors and plenty of natural light throughout. The storage space has been incredibly practical as well. The loft is easily accessible, and the garage has served us well for storing our bicycles, BBQ, and garden furniture.

We truly hope that you enjoy this home as much as we have!

### Dimensions:

#### Communal Entrance

Via communal door leading into:

#### Communal Hallway

Staircase to all floors and flat.

#### Entrance

Via flat entrance door leading into:

#### Entrance Hallway

Access to all rooms.

#### Reception Room

18'0 x 12'3 (5.49m x 3.73m)

Open to:

#### Kitchen

9'0 x 6'1 (2.74m x 1.85m)

#### Bedroom

11'4 x 10'3 (3.45m x 3.12m)

#### Bathroom

7'0 x 5'9 (2.13m x 1.75m)

#### Communal Garden

#### Off Street Parking (Gated)

Via shared gates leading secure gated car park

#### Garage

17'6 x 8'8 (5.33m x 2.64m)

Access via the shared front gates located to rear.

### Additional Information:

Lease Term: 125 years from 1 January 1995

Lease Remaining: 95 years remaining

Ground Rent: £170 per annum

Service Charge: £1,700 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

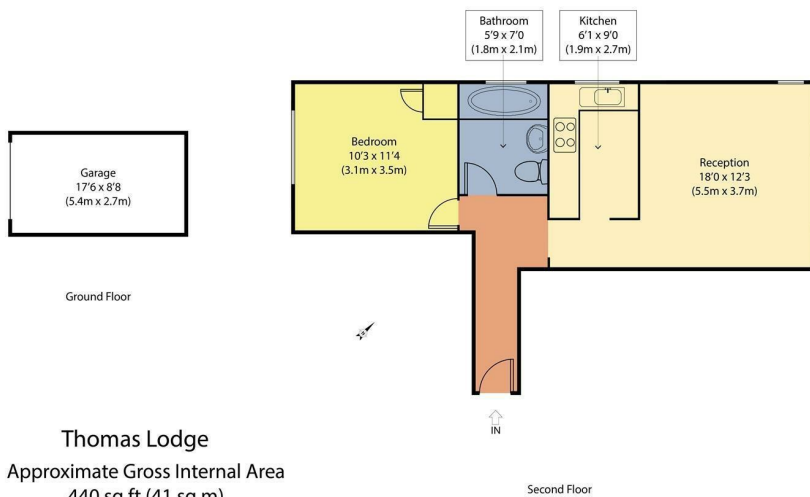
### Notice:

All photographs 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



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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