



## Avon Road, Walthamstow, London, E17

Offers In Excess Of £285,000

**FOR SALE**

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Leasehold

- 1 Double bedroom top floor purpose built flat
- Double glazed & Gas central heating
- Loft space
- Long lease
- Upper Walthamstow location
- EPC rating: D (66) Council tax band: B
- Wood Street Overground station: 0.3 mile walking distance
- Communal garden & On street residents permit parking
- Chain-free
- Internal: 518 sq ft (48 sq m)

Situated in the highly desirable Upper Walthamstow, this chain-free, top-floor, one-bedroom, purpose-built flat offers an exceptional chance for a young professional or investor. The property includes an extended lease, offering buyers long-term security and peace of mind.

Upon entering, you are greeted by a welcoming hallway featuring convenient built-in storage. The heart of the home is the bright, airy reception room, flooded with natural light and providing direct access to a private balcony, an ideal spot for enjoying a morning coffee or relaxing in the evening. The generously proportioned double bedroom also features built-in storage and offers a practical layout for comfortable living. There is also convenient loft space for further storage.

Designed for efficiency, the property is fully double-glazed and benefits from gas central heating, ensuring a warm, quiet environment year-round. Beyond the interior, residents have access to a well-maintained communal garden. The home also has the added benefit of a secure bike shed.

Located in a peaceful area while remaining at the heart of a vibrant local scene, Upper Walthamstow is known for its community-focused atmosphere and is just a 5-minute walk from Wood Street.

This area is home to an array of independent businesses that give the neighbourhood its unique character, including The Lacy Nook for excellent dining, the popular Clapton Craft Depot for artisanal drinks, and Lancasters for your home and garden needs. For those who enjoy the outdoors, the vast green expanse of Epping Forest is just a short walk in the opposite direction.

The home offers fantastic connectivity, with Wood Street Overground Station nearby providing quick links to the city and beyond. Excellent access to major road networks is also available.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to all floors and flat.

### Entrance

Via front door leading into:

### Entrance Hallway

Door to all rooms.

### Reception Room

15'5 x 11'4 (4.70m x 3.45m)

### Kitchen

8'8 x 8'0 (2.64m x 2.44m)

### Bedroom

14'3 x 9'8 (4.34m x 2.95m)

### Bathroom

6'4 x 5'5 (1.93m x 1.65m)

### Balcony

6'5 x 3'1 (1.96m x 0.94m)

### Communal Garden

### On street residents permit parking

### Additional Information:

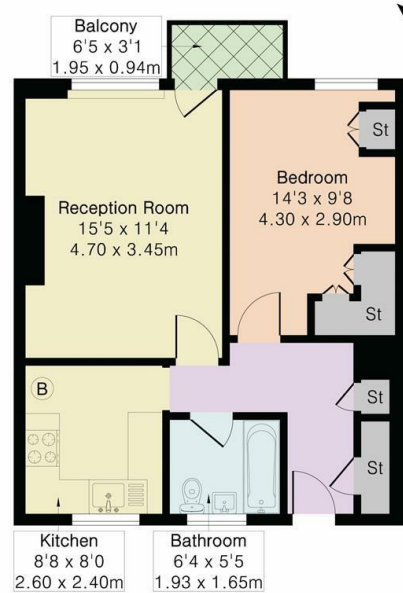
Lease Term: 215 years beginning on and including 1 April 1982 and ending on and including 31 March 2197  
 Lease Remaining: 171 years remaining  
 Ground Rent: £0 per annum.  
 Service Charge: £1,048 per annum.  
 Buildings Insurance Costs: £256 per annum.  
 Local Authority: London Borough Of Waltham Forest  
 Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 518 sq ft - 48 sq m



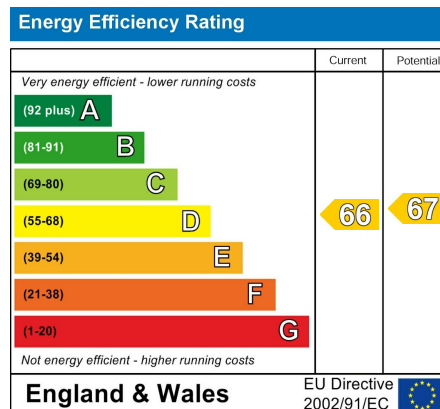
Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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



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