



Church Lane, Walthamstow, London, E17

Offers In Excess Of £450,000

Leasehold

FOR SALE

1 1 2

- 2 Bedroom first floor maisonette
- Double glazing
- Gas central heating
- Walthamstow Village location
- Wood Street Overground station: 0.3 mile
- Walthamstow Central Victoria Line Tube station: 0.5 mile
- EPC rating C (70)
- Council tax band: B
- Rear garden: approx 35ft
- Internal: 534 sq ft (50 sq m)

An utterly charming two bedroom, first floor flat on Church Lane.

Located on Eastern side of the Village, it's a near neighbour of St Mary's Church and the Ancient House, two of the oldest buildings in the area. It's also close to the Ravenswood, home to the neon palace that is God's Own Junkyard, as well as the many independent bars and eateries of Orford Road. And to cap it off, it's equidistant to both Wood Street and Walthamstow Central stations, meaning the morning commute is that bit easier.

The flat itself is a delight. It's warm and inviting, and it's clear the owner has lavished time and thought upon its interiors. The two bedrooms are at the front. The main is a solid double (currently with a king-sized bed), with ample room for free standing storage, whilst the second, single bedroom is currently configured as a home office - very handy!

The reception room is fab, with warm hues and stylish wallpaper on the walls and beautiful flooring underfoot. It leads directly onto the new fitted kitchen. The internal spaces are rounded off by the three piece bathroom, complete with shower over the tub.

Outside there is a private garden to the rear, accessed via a private staircase from the kitchen. It has a woodland feel thanks to the surrounding trees, and wildlife-friendly planting, and will be a delight to relax in as the summer months approach.

A fantastic flat in an enviable location. Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to reception room, bedroom one, bedroom two & bathroom.

Reception Room

13'1 x 11'10 (3.99m x 3.61m)

Door to:

Kitchen

8'3 x 7'0 (2.51m x 2.13m)

Door to reception room.

Bedroom One

11'7 x 9'11 (3.53m x 3.02m)

Bedroom Two

8'8 x 7'2 (2.64m x 2.18m)

Bathroom

10'2 x 5'1 (3.10m x 1.55m)

Rear Garden

approx 35' rear garden (approx 10.67m rear garden)

Additional Information:

Lease Remaining: 172 years remaining

Ground Rent: £0 - Peppercorn

Service Charge: £472 per annum includes building insurance

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

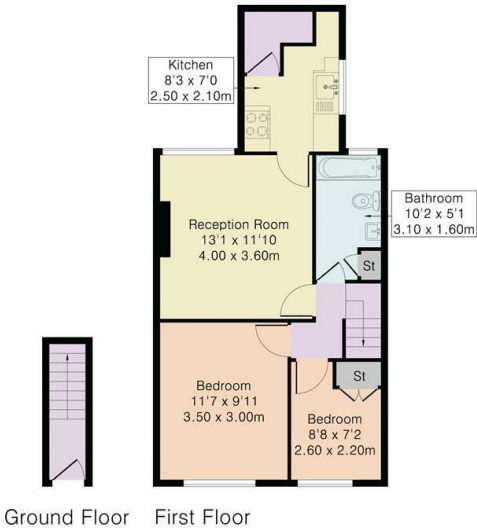
All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:

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FLOORPLAN

Approximate Gross Internal Area 534 sq ft – 50 sq m
Ground Floor Area 33 sq ft – 3 sq m
First Floor Area 501 sq ft – 47 sq m



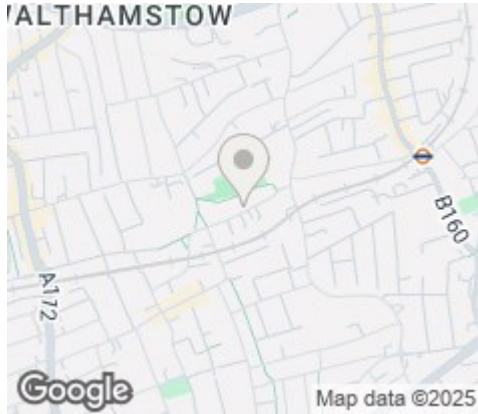
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



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