





## Badlis Road, Walthamstow, London, E17

**FOR SALE**

Offers In Excess Of £475,000

 1  1  2

Leasehold

- Ground floor Ex Warner maisonette
- 2 Bedrooms
- Gas central heating
- Close to Lloyd Park
- Walthamstow Central station: 0.7 mile
- EPC rating: C (69)
- Council tax band: B
- Own share of west facing garden
- Chain-free
- Internal: 706 sq ft (66 sq m)

A classic two-bedroom Warner flat on Badlis Road. Situated close to the green open spaces of Lloyd Park, it's also within easy reach of Walthamstow Central and Blackhorse Road stations when you need to get further afield. On your doorstep there are plenty of places to eat and drink, such as Yard Sale Pizza, The Bell, Wynwood Art District, Ye Olde Rose & Crown and The Collab. And if after all that you need peace and quiet, then wander around the William Morris Gallery or enjoy the extensive gardens of the Park itself.

Warner properties have great layouts and character, from the arch at the entrance through to the large, shared garden to the rear. This flat has a classic Warner floorplan. To the front is the reception room, whilst the first of the equal size double bedrooms sits directly behind, off the hallway. There then follows a galley style kitchen, three-piece family bathroom, and then finally the second bedroom at the rear, overlooking the shared garden. All of the rooms are well presented, light and bright, making this property turn-key ready.

A delightful and spacious flat, in a consistently popular area of E17 – shall we take a look?

# Badlis Road, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Access to all rooms.

### Reception Room

10'10 x 10'7 (3.30m x 3.23m)

### Kitchen

8'2 x 8'0 (2.49m x 2.44m)

Door to rear garden.

### Bedroom One

11'8 x 11'3 (3.56m x 3.43m)

### Bedroom Two

10'10 x 10'6 (3.30m x 3.20m)

### Bathroom

8'2 x 7'11 (2.49m x 2.41m)

### Rear Garden (West-facing)

Own share of west facing garden

### Additional Information:

Lease Term: We have been advised by our client that the lease will be extended to 125 years

Lease Remaining: 125 years remaining

Ground Rent: £45 per annum until Sept 2031. Then £60 per annum until 29 Sept 2056. Then £75 per annum annum until 29 Sept 2080. Peppercorn thereafter.

Service Charge: £394.80 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

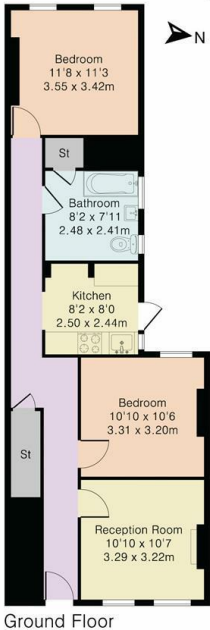
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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).

### Disclaimer:

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

## FLOORPLAN

Approximate Gross Internal Area 706 sq ft - 66 sq m

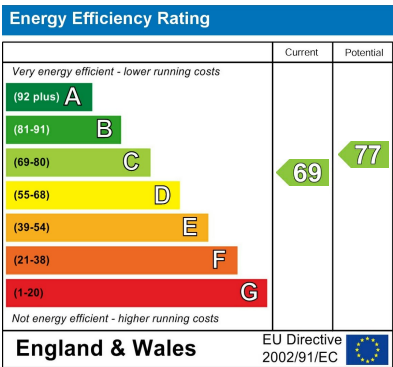


PINK PLAN

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 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



## LOCATION



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