






## Northcote Road, Walthamstow, London, E17

Offers In Excess Of £400,000

**FOR SALE**

 1  1  1

Leasehold

- 1 bedroom ground floor conversion flat
- Kitchen/diner
- Basement
- Gas central heating
- Blackhorse Road tube station: 0.5 mile
- EPC rating: C (73)
- Council tax band: B
- Private rear garden: 30'6 x 17'2
- On street residents permit parking
- Internal: 619 sq ft (57 sq m)

Step inside this beautiful one-bedroom ground-floor Victorian conversion flat with private garden, which feels more like a house due to its split-level layout. The reception room and bedroom boast stunning original pine flooring with an antique feature fireplace in the reception room. Large, curved-top sash windows flood the bay-fronted reception with natural light.

The spacious kitchen-diner features terracotta tiled floors and French doors that lead out to a beautiful north-west facing rear garden. This private outdoor space is perfect for enjoying the afternoon and evening sun on the patio or relaxing on the lawn among the established plants and shrubs.

The bedroom offers peaceful views of the garden, and the home is completed by a three-piece bathroom with a shower over the tub. A handy basement provides extra storage, and residents can benefit from on street residents permit parking and a bike hangar directly outside the flat.

Situated on Northcote Road, you'll have easy access to local gems like Bonners Fish Bar, Forest Wines, Walthamstow Market and the Central shopping centre. For city connections, Blackhorse Road station (Victoria line) is just a short walk away. Walthamstow Marshes and Walthamstow Wetlands are close by, too. This charming property offers a perfect blend of period features and modern living in a highly sought-after Walthamstow location.

Shall we take a look?

# Northcote Road, Walthamstow, London, E17

## DIMENSIONS

### Basement

19'1 x 4'9 (5.82m x 1.45m)

### Reception Room

13'10 x 11'5 (4.22m x 3.48m)

### Kitchen/diner

25'1 x 9'6 (7.65m x 2.90m)

Double doors & door leading into rear garden.

### Bedroom

11'11 x 10'3 (3.63m x 3.12m)

### Bathroom

6'11 x 6'1 (2.11m x 1.85m)

### Rear Garden (Private)

30'6 x 17'2 (9.30m x 5.23m)

### Front Garden

20'8 x 16'5 (6.30m x 5.00m)

On street residents permit parking

### Additional Information:

Lease Term: 189 years from 1 January 1986

Lease remaining: 150 years remaining.

Ground Rent: £0 per annum.

Service Charge: £0 per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Disclaimer:

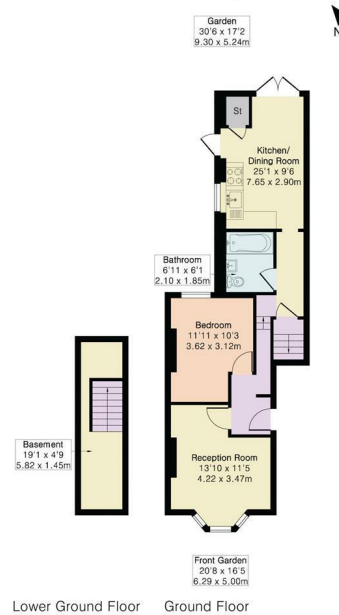
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, 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 619 sq ft - 57 sq m

Lower Ground Floor Area 91 sq ft - 8 sq m

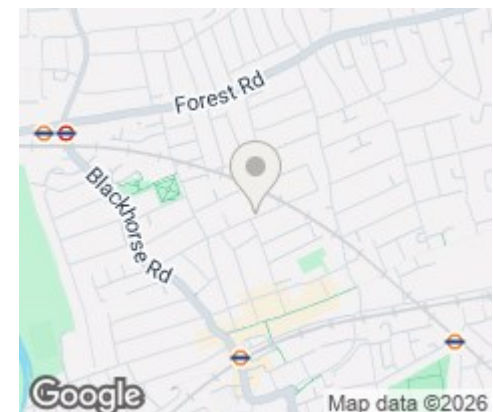
Ground Floor Area 528 sq ft - 49 sq m



## 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>		
(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		
	73	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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