



Ulverston Road, Walthamstow, London, E17

Guide Price £550,000

Share of Freehold

FOR SALE

 1  2  3

- Guide Price: £550,000-£600,000
- First floor split-level conversion flat
- 3 Double bedrooms & 2 Bathrooms
- Gas central heating
- Loft conversion
- Upper Walthamstow location
- Wood Street Overground station: 0.6 mile
- EPC rating: C (69) & Council tax band: B
- Chain-free
- Internal: 1118 sq ft (103.9 sq m)

Guide Price: £550,000-£600,000. A stunningly renovated, three double bedroom home on Ulverston Road. Originally part of the coveted Belle Vue Estate, this charming residential street is situated on the cusp between the bright lights of Walthamstow and the ancient green open spaces of Epping Forest. As such it's uniquely located to maximise enjoyment of both. Step inside and wander up to the first floor. You'll discover a beautifully refurbished space, boasting engineered oak flooring underfoot, high ceilings, elegant sash windows, oak doors and a loft extension. With stylish and modern updates throughout, this property is "turn key" ready. It boasts a brand-new kitchen, three double bedrooms, and two bathrooms, plus state-of-the-art electricals, a modern boiler and double glazing. It really does offer the perfect combination of character (check out the original coving in the hallway!) and contemporary comfort. Simply decide how you're going to furnish it and you're ready to go!

Situated moments from the leafy expanse that is Epping Forest, this is the perfect location for anyone into cycling or running off road. Living here you'll also benefit from excellent transport links with Wood Street station just a short walk away, providing easy access to the City. Once the working week is done and the weekend beckons, immerse yourself in the local scene with cafes and independent shops such as Ruttle and Rowe, Dudley's, Clapton Craft, Chocolatine and Wood Street Market on your doorstep.

A stunning home in a sought-after area. Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, bedroom & bathroom.

Reception Room

16'2" x 14'7" (4.93m x 4.45m)

Open to:

Kitchen/diner

11'8" x 10'8" (3.56m x 3.25m)

Bedroom One

11'3" x 10'0" (3.43m x 3.05m)

Bathroom

8'2" x 8'2" (2.49m x 2.49m)

Second Floor Landing

Door to all second floor rooms.

Bedroom Three

17'6" x 14'9" (5.33m x 4.50m)

Bedroom Four

11'4" x 9'1" (3.45m x 2.77m)

Second Floor Shower Room

6'0" x 5'8" (1.83m x 1.73m)

Additional Information:

Head lease term: 999 year lease

Head lease remaining: 999 years remaining

Ground Rent: £0 - Per Annum

Service Charge: £0 Per Annum

Local Authority: London Borough Of Waltham Forest

Council tax band: B

Notice:

All photographs are provided for guidance only.

Disclaimer:

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).

FLOORPLAN



TOTAL FLOOR AREA: 1118 sq ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, specifications and approach shown here are not to be relied upon and no guarantee as to their operability or efficiency can be given.

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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		
	69	79
	EU Directive 2002/91/EC	
England & Wales		

LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

