



## Clarkson Crescent, Walthamstow, London, E17

Offers In Excess Of £375,000

**FOR SALE**



Leasehold

- 1 Double bedroom modern purpose-built fifth floor flat
- Open plan lounge/kitchen/diner
- Epping Forest nearby for walks & recreation
- Close to overground, tube & bus links
- Local shops & amenities on Wood Street closeby
- EPC rating: B (85) & Council tax band: B
- Balcony
- Secure bike storage
- On road residents permit parking
- Internal: 547 sq ft (51 sq m)

This modern one-bedroom apartment is nestled on the fifth floor of a prestigious development completed in 2022, offering an elevated living experience in the heart of Walthamstow. The property greets you with notably high ceilings and impeccably maintained communal areas.

The heart of the home is a sprawling open-plan reception room, where large glass doors invite an abundance of natural light to flood the interior, seamlessly merging the lounge and dining areas with a high-end kitchen. This culinary space is thoughtfully designed with premium cabinetry and a full suite of integrated appliances, perfect for both quiet evenings and entertaining guests.

The living space extends onto a private balcony, but the true crowning glory of this residence is the expansive top-floor private terrace. Designed to capture direct sunlight throughout most of the day, this space offers a unique and versatile outdoor area with expansive views. Back inside, an immaculate double bedroom features sleek built-in wardrobes, while the hallway offers clever additional storage. A large, contemporary bathroom completes the home.

Beyond the apartment itself, residents benefit from secure bike storage, lush communal green spaces, and the financial peace of mind that comes with notably low service charges. The location is second to none, placing you within the vibrant Wood Street hub. You are mere steps from local favourites like Chocolatine and Wood Street Bakery, while Walthamstow Village is just a short stroll away. Here, Orford Road offers a curated selection of boutiques and bars, complemented by the craft breweries of the Ravenswood Industrial Estate.

Transport links are exceptional: Wood Street Station provides direct access to the City (Liverpool Street), and Walthamstow Central is within easy walking distance. When you need to escape the urban bustle, you are perfectly positioned at the gateway to Epping Forest, with Hollow Ponds and Walthamstow Wetlands nearby.

Shall we take a look?

# Clarkson Crescent, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase & lift to all floor and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Open plan lounge/kitchen/diner

22'8 x 12'2 (6.91m x 3.71m)

### Bedroom

16'9 x 8'10 (5.11m x 2.69m)

### Bathroom

6'10 x 6'10 (2.08m x 2.08m)

### Balcony

11'10 x 5'11 (3.61m x 1.80m)

### On road residents permit parking

### Additional Information:

Lease Term: 250 years less three days  
commencing on and including 14 February 2020.

Lease Remaining: 244 years remaining

Ground Rent: £0 per annum.

Service Charge: £1,332 per annum

Local Authority: London Borough Of Waltham  
Forest

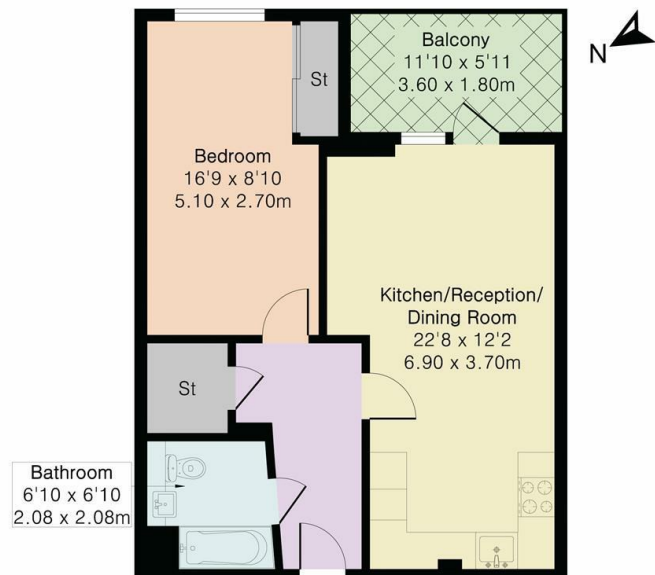
Council Tax Band: B

### 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 547 sq ft - 51 sq m



Fifth 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

