



## Clarkson Crescent, Walthamstow, London, E17

Offers In Excess Of £385,000

**FOR SALE**

1 1 1

Leasehold

- Modern fifth floor apartment
- 1 Double bedroom
- Open plan lounge/kitchen/diner
- Wood Street overground station: 0.2 mile walking distance
- High performance glazing
- EPC rating: B (85)
- Council tax band: B
- Balcony
- Internal: 556 sq ft (52 sq m)

Located on the fifth floor of a modern development, this exquisite one-bedroom flat offers an exceptional living experience. The flat features a neutral decor, creating a blank canvas for new owners to add their personal touch. The generously proportioned double bedroom is a true highlight, exceeding the size of many one-bedroom flats and featuring a built-in mirrored wardrobe alongside a large window that invites abundant natural light.

The heart of the home is an impressive open-plan lounge, kitchen, and dining area, boasting elegant Amtico flooring that extends through the hallway. This space seamlessly connects to an open balcony, offering superb views over a playground square, ensuring an unobstructed outlook with no future developments impeding your view. Completing this superb residence is a stylish bathroom.

Residents enjoy a vibrant culinary scene with the bars and restaurants of Orford Road just a stone's throw away. For leisure and recreation, the expansive greenery of Lloyd Park is easily accessible, while the eclectic Wood Street markets offer a unique shopping experience. Indulge in freshly baked delights from the Chocolatine Bakery, and benefit from excellent transport links with Wood Street Overground station a short stroll away, providing an easy and efficient commute to Central London.

Shall we take a look?

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## DIMENSIONS

**Communal Entrance**  
Via communal entrance door leading into:

**Communal Hallway**  
Staircase and lift leading to all floors & flat.

**Entrance**  
Via flat entrance door leading into:

**Entrance Hallway**  
Door to open plan lounge/kitchen/diner.

**Open Plan Lounge/Kitchen/Diner**  
21'9 x 11'8 (6.63m x 3.56m)  
Door to balcony.

**Utility Room**  
6'7 x 2'7 (2.01m x 0.79m)

**Bedroom**  
17'1 x 10'6 (5.21m x 3.20m)

**Bathroom**  
6'10 x 6'9 (2.08m x 2.06m)

**Balcony**  
13'2 x 5'5 (4.01m x 1.65m)

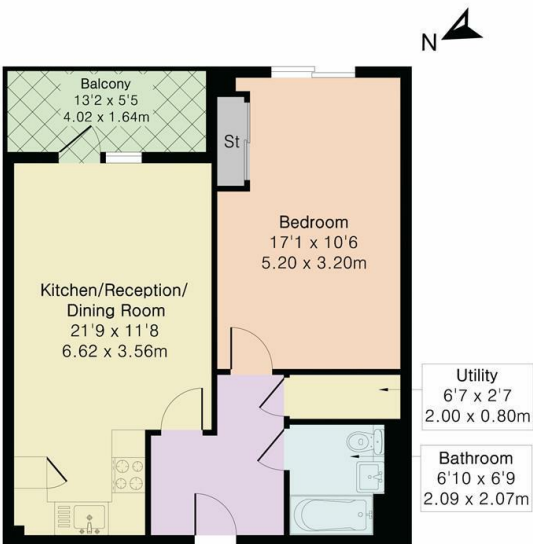
**Additional Information:**  
Lease Term: From 250 years less three days commencing on and including 14 February 2020.  
Lease remaining: 245 years remaining.  
Ground Rent: £0 per annum.  
Service Charge: £1,227.74 per annum.  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

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

**Disclaimer:**  
We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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

Approximate Gross Internal Area 556 sq ft - 52 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) <b>A</b>	<b>85</b>	<b>85</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		
EU Directive 2002/91/EC		
England & Wales		
		

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

