

Orford Road, Walthamstow, London, E17

Offers In Excess Of £475,000

FOR SALE

1 1 2

Leasehold

- 2 Bedroom ground floor Victorian conversion flat
- Cellar
- Double glazed & gas central heating
- Walthamstow Central tube station: 0.3 mile
- Walthamstow Village location
- EPC rating: D (65)
- Council tax band: B
- Rear garden: approx 30ft with shed
- On street permit parking
- Internal: 829 sq ft (77 sq m)

Nestled within the coveted Walthamstow Village, this delightful, chain-free, two-bedroom ground floor Victorian conversion offers a perfect blend of period charm and modern convenience. Upon entering, you'll find two generously sized double bedrooms, the first of which benefits from a charming bay window, flooding the space with natural light. The fully equipped kitchen, complete with a gas hob, provides a functional and stylish space for culinary enthusiasts, and features a door opening to the side return. A contemporary shower room caters to modern lifestyles. Further enhancing the property's appeal is a useful cellar, offering additional storage solutions. Moving through to the rear of the home, you are welcomed by a bright and airy reception room, where elegant French doors seamlessly connect the interior to a private rear garden. This outdoor space features a paved patio area, ideal for al fresco dining, leading to a well-maintained lawn and a practical shed for storage. On-street permit parking is also available.

Situated in the heart of Walthamstow Village, residents will enjoy immediate access to a vibrant array of independent shops, eateries, pubs, and bars, creating a truly unique and desirable lifestyle. Local favourites include Peeld, Pavement and The Nags Head. For commuters, the property is exceptionally well-connected, with Walthamstow Central tube station just a short stroll away.

A charming Victorian conversion in a sought-after neighbourhood. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to cellar, kitchen, bedroom one, bedroom two & bathroom

Cellar

17'1 x 5'9 (5.21m x 1.75m)

Reception Room

14'7 x 11'2 (4.45m x 3.40m)

Doors to rear garden. Door to:

Kitchen

11'10 x 6'0 (3.61m x 1.83m)

Open to entrance hallway. Door to rear garden.

Bedroom One

13'10 x 12'11 (4.22m x 3.94m)

Bedroom Two

12'0 x 10'10 (3.66m x 3.30m)

Door to rear garden.

Bathroom

8'1 x 6'7 (2.46m x 2.01m)

Rear Garden

approx 30' (approx 9.14m)

Access to:

Shed

17'1 x 5'9 (5.21m x 1.75m)

Additional Information:

Lease Term: We have been advised by our vendor that there will be a new 125 year lease.

Lease Remaining: 125 years remaining

Ground Rent: £45.00 - per annum

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

EPC rating: TBC (Pending)

Notice:

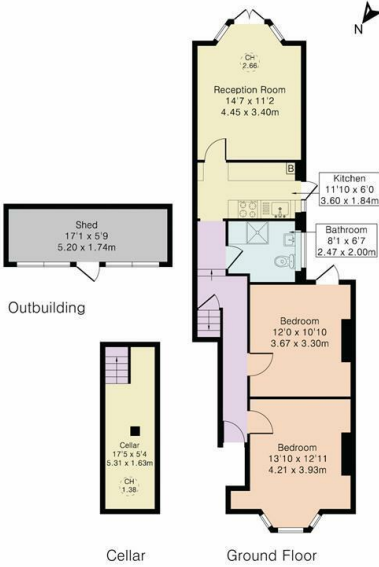
All photographs, floorplan and video tours are provided for guidance only.

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

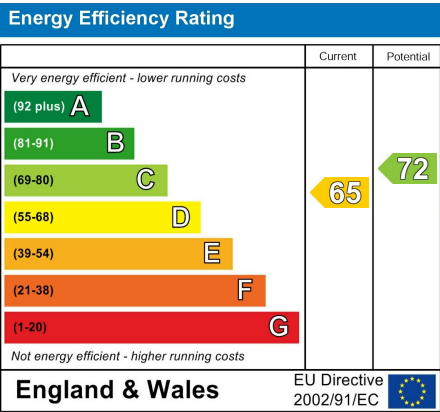
Approximate Gross Internal Area 829 sq ft - 77 sq m
Cellar Area 93 sq ft - 9 sq m
Ground Floor Area 639 sq ft - 59 sq m
Outbuilding Area 97 sq ft - 9 sq m



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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