



## Green Pond Close, Walthamstow, London, E17

Offers In Excess Of £285,000

**FOR SALE**

🚗 1 🚿 1 🛏 1

Leasehold

- 1 Double bedroom ground floor purpose built flat
- Blackhorse Road tube station: 0.7 mile
- New decoration throughout
- Double glazed windows & economical electric heating
- Ideal first time purchase or buy to let investment
- EPC rating: C (78) & Council tax band: C
- Communal garden
- Resident off street parking
- Chain-free
- Internal: 416 sq ft (39 sq m)

A beautifully presented, chain-free one-bedroom ground-floor flat in the heart of ever-popular Walthamstow. Whether you are searching for your ideal first home or a savvy buy-to-let investment, this purpose-built property offers a perfect blend of comfort, convenience, and long-term peace of mind.

The interior has been thoughtfully updated with fresh new decor throughout, providing a clean, modern canvas ready to move into immediately. The living space is complemented by practical features, including double-glazed windows, an economical electric heating system, and a modern pressurised hot water system to ensure daily comfort. The bedroom offers a generous double size enhanced by dual-aspect windows that fill the room with natural light.

Beyond the front door, the property excels in practicality and lifestyle. You benefit from a substantial 153-year lease and a peppercorn ground rent, making this an exceptionally attractive prospect for any buyer. Residents also enjoy a well-maintained communal garden, perfect for unwinding outdoors, and the significant advantage of free off-street parking.

Location is everything, and living here, you are situated just a short stroll from Blackhorse Road tube station, offering swift access to Central London for an effortless commute. When it comes to leisure, you are within easy reach of the green, open spaces of Lloyd Park and the historic William Morris Gallery, where you can enjoy one of Deeney's famous toasties. Furthermore, food and drink enthusiasts will love being just moments from the renowned Blackhorse Beer Mile, which boasts a collection of celebrated local taprooms, including Big Penny and Signature Brew.

Shall we take a look?

# Green Pond Close, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal entrance leading into:

### Communal Hallway

Staircase leading to second floor and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to reception room, bedroom & bathroom.

### Reception Room

14'0 x 10'3 (4.27m x 3.12m)

Door to:

### Kitchen

11'0 x 7'0 (3.35m x 2.13m)

Door to reception room.

### Bedroom

12'5 x 10'5 (3.78m x 3.18m)

### Bathroom

6'9 x 5'10 (2.06m x 1.78m)

### Communal Garden

Off street resident parking (Unallocated)

### Additional Information:

Lease Term: 189 years from 24 June 1990

Lease Remaining: 153 years remaining

Ground Rent: £0 (Peppercorn) - per annum

Service Charge: £1,469 - per annum

Local Authority: London Borough Of Waltham Forest

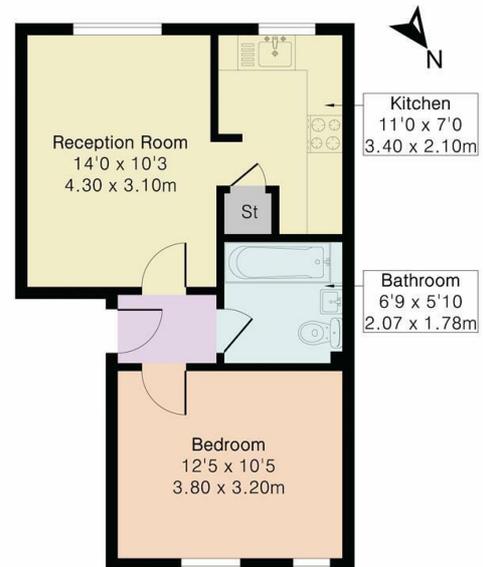
Council tax band: B

### 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 416 sq ft - 39 sq m



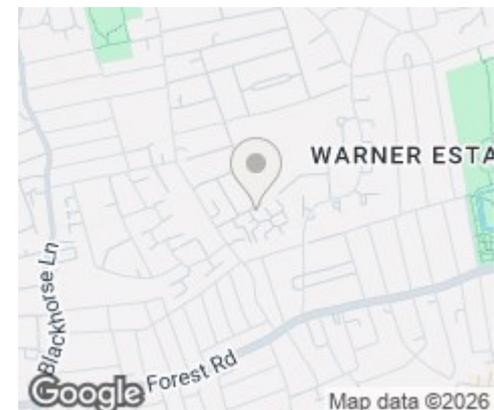
Floor plan produced in accordance with FICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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>		
(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		
	78	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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

