



## Borwick Avenue, Walthamstow, London, E17

Offers In Excess Of £785,000

**FOR SALE**

 2  1  3

Freehold

- 3 bedroom Edwardian terraced house
- Potential to extend (STPP)
- Double glazed & Gas central heating
- Central Walthamstow location
- Walthamstow Central Tube station: 0.5 mile
- Council tax band: C & EPC rating: D (58)
- Rear garden: 25'2 x 15'0
- On street residents permit parking
- Chain free
- Internal: 946 sq ft (87 sq m)

A light and bright three-bedroom terraced house on Borwick Avenue. Located just off Forest Road, it's perfectly positioned, whatever your plans. Lloyd Park is just up Forest Road, if you fancy a game of tennis or a stroll around the William Morris Gallery and surrounding gardens. Retail therapy is taken care of, thanks to the close proximity of the High Street and Selbourne Walk. And if work beckons, then you're within walking distance of not one, not two, but three stations, ensuring your commute is just that bit easier.

Internally the house is filled with natural light throughout, highlighting the neutral colour palette on the walls and the wood flooring underfoot. Simply add furniture and you're good to go! On the ground floor there is a dual aspect through reception room, plus a fitted kitchen with views of (and access to) the garden. Upstairs there are three well proportioned bedrooms, plus a three piece family bathroom. Outside the rear garden is fully paved, meaning minimal maintenance and maximum relaxing.

A great "turn key" house in a very convenient location - shall we take a look...?

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## DIMENSIONS

### Through Lounge

23'7 x 10'6 (7.19m x 3.20m)

### Kitchen

15'11 x 8'6 (4.85m x 2.59m)

### Bedroom One

13'11 x 12'6 (4.24m x 3.81m)

### Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)

### Bedroom Three

9'3 x 8'5 (2.82m x 2.57m)

### First Floor Bathroom

6'4 x 5'6 (1.93m x 1.68m)

### Rear Garden

25'2 x 15'0 (7.67m x 4.57m)

On street residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

### Disclaimer:

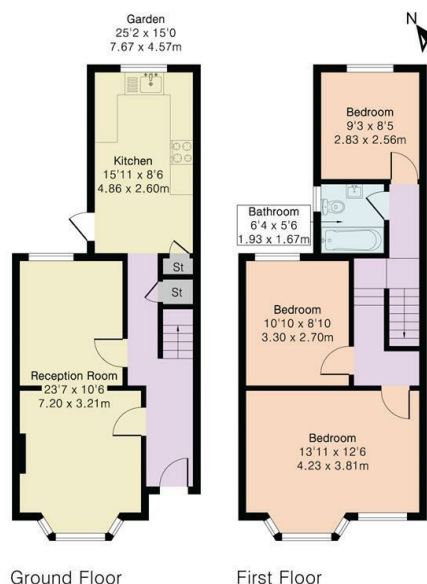
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## FLOORPLAN

Approximate Gross Internal Area 946 sq ft - 87 sq m

Ground Floor Area 468 sq ft - 43 sq m

First Floor Area 478 sq ft - 44 sq m



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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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

