

## East Avenue, Walthamstow, London, E17

Offers In Excess Of £595,000

Share of Freehold

**FOR SALE**

1 1 2

- Ground Floor Victorian Conversion Flat
- Two Bedrooms
- Share Of The Freehold
- Double Glazed
- Walthamstow Central Tube Station: 0.2 miles
- Walthamstow Village Location
- EPC Rating: C (77)
- Council Tax Band: B
- Approx 50ft Rear Garden
- 740 Sq Ft (69 Sq M)

A beautiful and modern ground floor Victorian conversion flat in the heart of Walthamstow Village.

The natural light, from the large bay window, hits you as soon as you walk through the door into the living space. The sleek three-piece bathroom is situated just behind.

The two bedrooms are spacious with a neutral and contemporary style and the kitchen is finished to a high standard, leading out into the partially paved garden – the perfect area for a BBQ with friends or family!

Living here, you'll have all that Walthamstow Village has to offer right on your doorstep, with some amazing local restaurants, cafes, and pubs – one of our favourites being the Queens Arms for a pint and a bite to eat. You'll be situated in a real community hub and only a short stroll from Walthamstow Central Station, which will get you into Liverpool Street in just 18 minutes. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Porch

Further door leading directly into:

### Reception Room

17'5 x 14'7

Open to:

### Inner Hallway

Access to all rooms.

### Kitchen

10'4 x 10'1

Door to rear garden.

### Bedroom One

11'1 x 11'1

### Bedroom Two

11'5 x 7'3

### Bathroom

11'1 x 5'0

### Rear Garden

approx 50'

### Additional Information:

Tenure: Share Of The Freehold

Head Lease Term: 125 years from 31 May 1999

Head Lease Remaining: 102 years remaining

Ground Rent: N/A

Service Charge: N/A

Council Tax Band: B

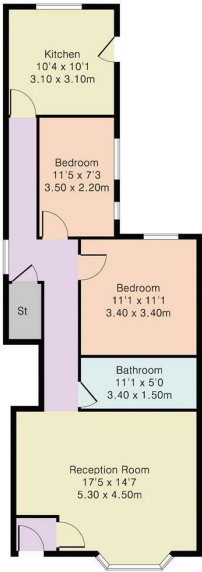
Annual Council Tax Estimate: £1,508.84 pa

### Disclaimer:

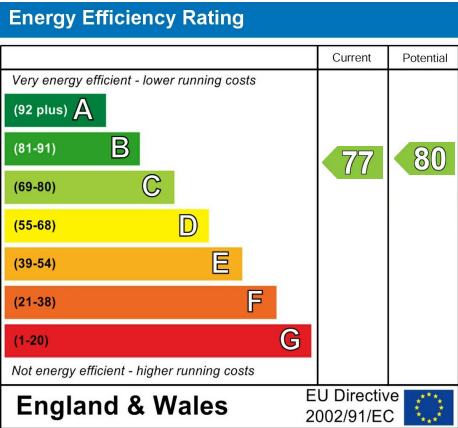
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 740 sq ft - 69 sq m



## EPC RATING



## MAP

