

Warner Road, Walthamstow, London, E17

Offers In Excess Of £525,000

Leasehold

FOR SALE

1 1 2

- Ground Floor Warner Maisonette
- 2 Bedrooms
- Rear garden: 35ft approx
- St. James Street station: 0.3 miles
- Blackhorse Road tube station: 0.3 miles
- Double glazing
- Gas central heating
- EPC rating: D (66)
- Council tax band: B
- Interior: 668 sq ft (62 sq m)

A stylishly finished classic Warner property with a private south facing garden. Situated on a tree-lined road in the heart of Blackhorse Village.

The ground floor flat comes with the classic arched private entrance; roomy, light interior, high ceilings and an easy flow off the main hallway.

The reception room is light and well finished with shuttered windows. The bedrooms are spacious doubles and the recently fitted contemporary bathroom is a fresh, light space with walk-in shower.

The galley kitchen is well fitted with solid wood worktops and leads directly to the private, well-sized garden which has a natural backdrop of trees and captures the sun throughout the entirety of the day.

Living here, you'll be round the corner from Stoneydown Park, walking distance from independent shops, cafes, restaurants and the local market and only a 10-minute walk to acres of natural green space at Springfield Marina, the Marshes and Wetlands.

The flat is a short walk to the growing collection of breweries at the Blackhorse Beer Mile, close to the excellent The Chequers pub, and the popular Crate St James at Box Park, where you can grab outstanding street food in the newest retail and entrepreneur hub in E17.

The flat is located less than a 10-minute walk from both Blackhorse Road and St James Street stations, providing quick access to the central London and The City.

A classic Warner home in a great area, shall we take a look?

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DIMENSIONS

In The Owners Words...

This has been my home for almost six years, over which time the property has been totally renovated and the area has transformed into a vibrant community with everything you need on the doorstep.

I've always thought of Warner Road as the best location across the whole of Walthamstow - you're a short walk from all the area has to offer, from the idyllic Walthamstow Village to the growing cluster of breweries on Blackhorse Road. But as well as great independent options for eating and drinking, there are plenty of possibilities to stay active, with the Yonder climbing wall a short walk away and easy cycle access to the countryside and Queen Elizabeth Park. My dog has loved his time in the flat as much as I have, both for the sunspot of the garden and the long walks in nearby Epping Forest.

While Walthamstow has more than enough going on to keep you occupied on an evening and weekend - and there's only more to come, with a new theatre, shopping centre and music venue all coming in the next few years - you also benefit from exceptionally quick access to central London. St James St and Blackhorse Road stations are both less than ten minutes' walk away, meaning The City or central London are within half an hour's reach door to door.

Dimensions:

Entrance
Via front door leading into:

Entrance Hallway
Door to all rooms.

Reception Room
13'0 x 10'9

Kitchen
9'10 x 8'5

Bedroom One
13'7 x 11'1

Bedroom Two
11'0 x 10'1

Bathroom
9'10 x 4'9

Rear Garden
approx 35'

Additional Information:

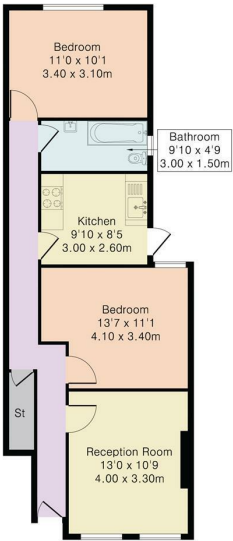
Tenure: Leasehold
Lease Length: 215 years from 29 September 1971
Years Remaining: 164 Years Remaining
Ground Rent: £0 - Peppercorn
Local Authority: London Borough Of Waltham Forest
Service Charge: £0
Council Tax Band: B
Annual Council Tax Estimate: £1,508.84 per annum

Disclaimer:

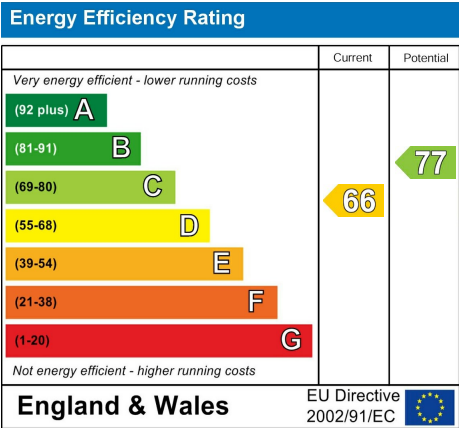
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 668 sq ft - 62 sq m



EPC RATING



MAP

