



## Salisbury Road, Walthamstow, London, E17

Offers In Excess Of £450,000

Leasehold

**FOR SALE**

 1  1  2

- Ground Floor Conversion Flat
- Two Bedrooms
- Double Glazed & Gas Central Heating
- Walthamstow Village Location
- 0.6m To Walthamstow Central Tube Station
- Council Tax Band: B
- 70'0 x 16'0 Rear Garden
- 575 Sq Ft (53 Sq M)
- Viewing By Appointment Only
- PPE Provided

An utterly charming two bedroom garden flat, located on a peaceful residential street in Walthamstow Village.

To the front sits the reception room. It's filled with natural light, thanks to the front aspect bay window, and has engineered wood flooring underfoot. It strikes us as the perfect place to hunker down with a good book or the latest must see movie. Directly behind sits the main bedroom. It's a solid double, with swathes of built in storage, and also has access to the rear garden.

The kitchen and bathroom occupy the middle of the flat. The former has a range of fitted units and work surfaces, whilst the latter is particularly swish, with fully tiled walls and three piece suite, including rainfall shower over the tub.

To the rear of the flat sits the second bedroom. Currently configured as a second reception, it would also make a fantastic home office. Whatever you use it for, it offers views of (and access to) the private rear garden. This is an incredibly generous size, with lawn, border planting, shed at the far end and a patio area immediately adjacent to the flat - ideal for al fresco dining.

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## DIMENSIONS

### Living here...

Salisbury Road is the perfect base from which to explore the wonders of Walthamstow Village and beyond.

If you fancy a quiet night in, take a short stroll to Orford Road and stock up on wine at Parish Wines, cheese at Froth & Rind, and Bacon Jam at the award winning Spar. If it's a night out instead, try the delicious tapas at Orford Saloon or modern British at Eat17. If food is off your menu but a drink or two isn't, then relax in the beer gardens of The Village or The Queen's Arms, or venture slightly further afield and check out the neon at God's Own Junkyard whilst sipping a pint of Jack of Clubs at the Wildcard Brewery, or a gin cocktail from Mother's Ruin.

You'll be a short walk from Epping Forest, a 5,900-acre area of ancient woodland. There are hours of walks to do in this former royal forest, containing beautiful areas of woodland, grassland, heath, rivers and ponds. Perfect for a morning walk (with a cup of tea) or an afternoon out exploring.

The property is within comfortable walking distance of both Walthamstow Central and Wood Street stations, with excellent transport links into the City and West End, whether to meet friends or for the Monday morning commute.

### In This Area - By Walthamstow Diary

Despite what people may tell you, Walthamstow Village was not invented by estate agents. It's called Walthamstow Village because it was once exactly that, a village. Once the administrative heart of Walthamstow, the Village is now content to simply be the neon capital of Europe. An unlikely claim you might think, but visit God's Own Junkyard on Ravenswood industrial estate and you'll see what I mean.

When your mind has been blown by the neon, pop in to Mother's Ruin Gin Palace and Wildcard Brewery. All three businesses are based on Ravenswood, making it the most exciting industrial estate on the planet. The Village is full of quiet residential streets that all have easy access to bucket loads of pubs and restaurants. Take in the jazz at The Nags Head on Sunday afternoon, enjoy the excellent food and beer at The Queens Arms, and sample the legendary chicken and bacon jam burger at Eat17.

To walk off all the food you've eaten, wander to the 15th century Ancient House, check out St Mary's Church and its ivy clad church yard, have a pint in the garden at The Castle Pub, then admire the art in the windows of the old iron mongers.

### Dimensions:

#### Communal Entrance

Via communal front door leading into:

#### Communal Hallway

Door leading to flat.

#### Entrance Hallway

Via flat entrance door leading directly into:

#### Reception Room

11'6 x 11'1

#### Kitchen

7'6 x 6'7

#### Bedroom One

11'8 x 9'4

#### Bedroom Two

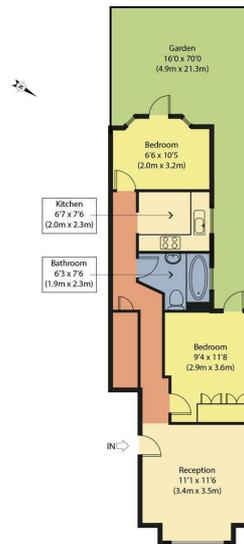
10'5 x 6'6

Door to rear garden.

#### Bathroom

7'6 x 6'3

## FLOORPLAN

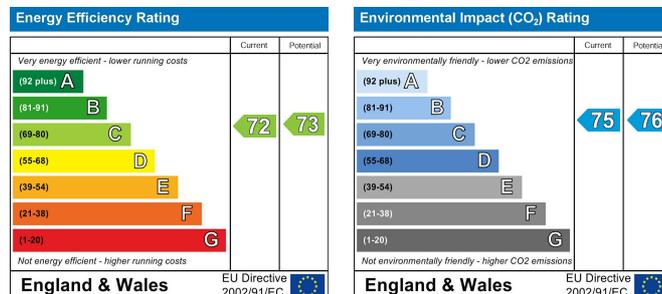


Approximate Gross Internal Area  
575 sq ft (53 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.estates17.co.uk

ESTATES 17

## EPC CHART



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).

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