



## Higham Hill Road, Walthamstow, London, E17

Offers In Excess Of £275,000

Leasehold - Share of Freehold

**FOR SALE**

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- First Floor Flat
- One Double Bedroom
- Share Of The Freehold
- Own Front Door
- Double Glazed
- Gas Central Heating
- 0.6m To Blackhorse Road Station
- Council Tax Band: B
- Allocated Parking Space
- 514 Sq Ft (47.8 Sq M)

A bright and spacious one bedroom first floor apartment, brimming with potential.

This well proportioned, 500 square foot flat has all the makings of a fantastic first purchase. The lounge, bedroom and kitchen are all generously sized, and the layout is well thought out and practical. To the front is the lounge, an incredibly bright, sunlit room, thanks to the full height window. The bedroom is a proper double, and the kitchen at the back has plenty of space for the budding chef. The family bathroom sits at the mid point.

With a little inspiration this could be turned into a wonderful first home.

# Higham Hill Road, Walthamstow, London, E17

## DIMENSIONS

### Living here...

Higham Hill and the area leading down toward Blackhorse Road has a rich industrial heritage. Today, as well as attracting young families to live there, it continues to entice new start-up businesses, particularly in the creative sector, making it one of the artistic centres of E17. Take Blackhorse Workshop for instance – it currently supports over 30 designers, carpenters, architects, furniture makers, lighting designers, sculptors (the list goes on!), as well as providing space for the public to undertake their own projects, or sign up for one of their many courses in woodwork, metalwork etc. Gnome House is another former industrial site, where they used to make lifts. It's now a community hub, where you will find everything from pilates to dance and drama classes, as well as Inky Cuttlefish, an artist led printmaking studio which is available to the public. If however you aren't as creative as some, then there's still plenty to do around this area, whether it be a stroll around Higham Hill Park (visiting the Hub whilst your about it), Sunday lunch at the Warrant Officer, or perhaps letting the dog take you on an extended walk around the reservoirs. So, whether you're creative or not, you will never be short of something to do...

### In This Area - By Walthamstow Diary

Learn how to weld, take in some live music, have a game of tennis, or attend a Women's Institute meeting. If you want to do all of this, or just some it, then Higham Hill is the place for you. This part of Walthamstow sits in between Blackhorse Lane and Forest Road, and is not lacking in things to do. The welding, that takes place at Blackhorse Workshop, which also has a fantastic café and regular craft market. As for the WI, you'll find them at the Warrant Officer pub, which is also home to live music, and serves a cracking Sunday roast. The tennis courts can be found in Higham Hill Park. Trencher Fields allotments sit right in the middle of Higham Hill, and there are often plots available there, which is handy if you are green fingered. And don't forget that Walthamstow Wetlands is pretty much on your doorstep as well. With a good mix of properties, and lots to do, Higham Hill has something for everyone.

### Dimensions:

#### Entrance

Via front door leading into:

#### Entrance Hallway

Staircase leading to first floor.

#### First Floor Landing

Door to all rooms.

#### Lounge

11'11" x 11'1"

#### Kitchen

9'9" x 8'6"

#### Bedroom

14'1" x 12'0"

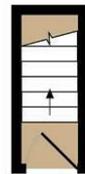
#### Bathroom

7'2" x 5'4"

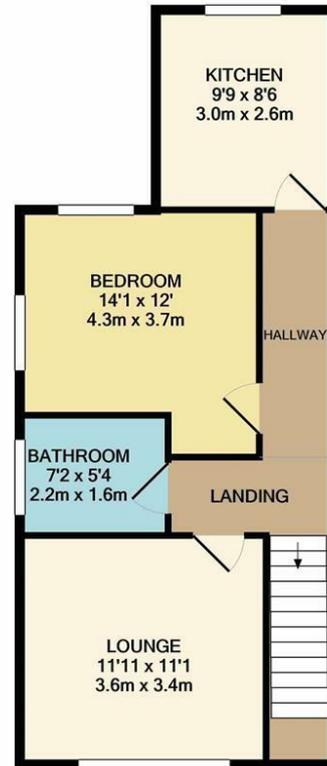
#### Off Street Parking

Allocated parking space for one car.

## FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 25 SQ.FT.  
(2.3 SQ.M.)

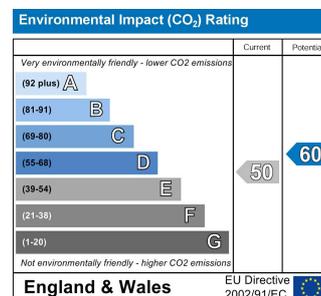
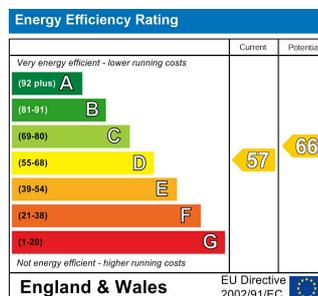


1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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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