



Liden Close, Walthamstow, London, E17

Price £195,000

Leasehold

FOR SALE

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- Purpose Built Ground Floor Flat
- One Bedroom
- Security Entry System
- Double Glazed
- Ideal First Time Purchase Or Buy To Let Investment
- 0.3m To Lea Bridge Station
- Council Tax Band: B
- Off Street Parking
- No Onward Chain
- 433 Sq Ft (40.2 Sq M)

This purpose built flat strikes us as being an absolutely brilliant first time purchase, due to it's location (more on that below) and what it offers in terms of putting your own stamp on it. It really is a blank canvas upon which to give vent to all those ideas you've had stored away for your own place, in the process turning this flat into your home. Comprising lounge, kitchen, bedroom and bathroom, and set within communal gardens at the end of a quiet cul-de-sac, this property really could be turned into a fantastic first home.

Liden Close, Walthamstow, London, E17

DIMENSIONS

Living here...

This purpose built flat sits on the cusp of Walthamstow and Leyton. As such, you are lucky enough to have the best of both worlds literally on your doorstep. Wander up Markhouse Road and it's all things E17, with Walthamstow Leisure Centre a gentle stroll away, as are the beautiful and tranquil Walthamstow Marshes. You're also within walking distance of the High Street, where you will find bars and cafes aplenty. Hop across Lea Bridge Road, and it's E10 where you are heading. Take a meander through Jubilee Park, have a pint and a burger at The Hare & Hounds, try the amazing toasties at Lighthouse café, or jump on the train at nearby Lea Bridge station and travel one stop to Stratford, meaning Westfield and the Olympic Park are both within easy reach. There's even easy access via Lea Bridge Road to Chatsworth Road and Clapton beyond, meaning you will genuinely never be short of things to see and do. Seriously, the only thing that is going to trouble you with this flat is deciding what to do next...

Dimensions:

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Lounge

12'7 x 11'9

Kitchen

12'5 x 6'6

Bedroom

12'5 x 9'6

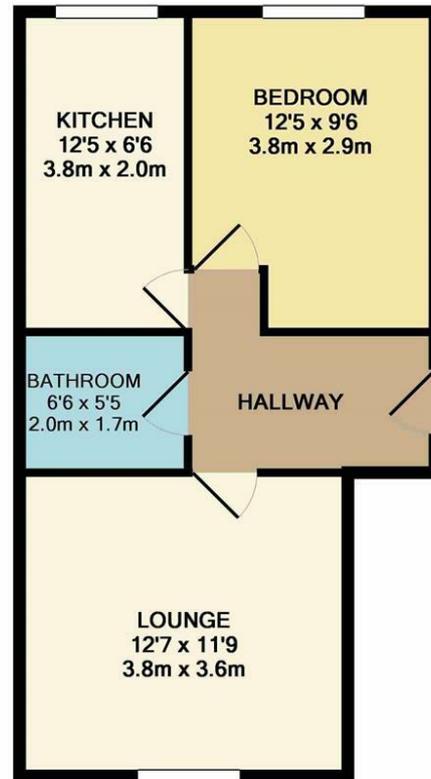
Bathroom

6'6 x 5'5

Communal Garden

Off Street Parking

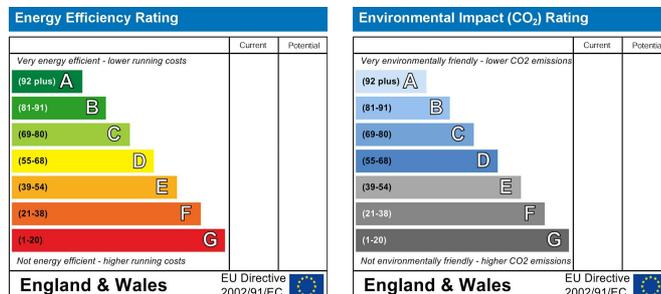
FLOORPLAN



TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 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



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40 Orford Road, Walthamstow, London E17 9NJ

✉ info@estates17.co.uk

☎ 020 8520 9300

💻 www.estates17.co.uk

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