



Cromwell Road, Walthamstow, London, E17

Offers In Excess Of £375,000

Leasehold

- 1 bedroom First floor Victorian conversion flat
- New Lease upon completion
- Dormer Loft Conversion Future Build Potential (STPP)
- Popular Walthamstow village location
- Gas central heating
- Internal: 493 sq ft (45.8 sq m)
- Chain-free
- Walthamstow Central station: 0.5 miles
- EPC rating: D
- Council tax band: B

The bonus of a Victorian conversion flat is that you get the high ceilings and homeliness. This double bedroom, first floor home has all of that, plus plenty of storage, original features, and a good sized kitchen and bathroom.

There's also lots of natural light throughout the home and the reception room has space to incorporate a dining or working area in addition to a relaxing space.

The location is close to everything, with a 15 minute walk to Walthamstow Central tube and overground stations; a 10 minute walk to Orford Road, with its village vibe and shops, cafes and variety of independent restaurants and pubs: including the Ravenswood and Mother's Ruin. There's lots of culture in this area too including the legendary local art installation God's Own Junkyard and lots to do.

You'll also be within easy reach of parks and acres of natural green space at Hollow Pond, which is only a 6 minute cycle away. Shall we take a look?

FOR SALE

 1  1  1

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor landing.

First Floor Landing

Doors To:

Lounge

15'6 x 12'1

Kitchen

9'2 x 5'11

Bedroom

11'10 x 10'7

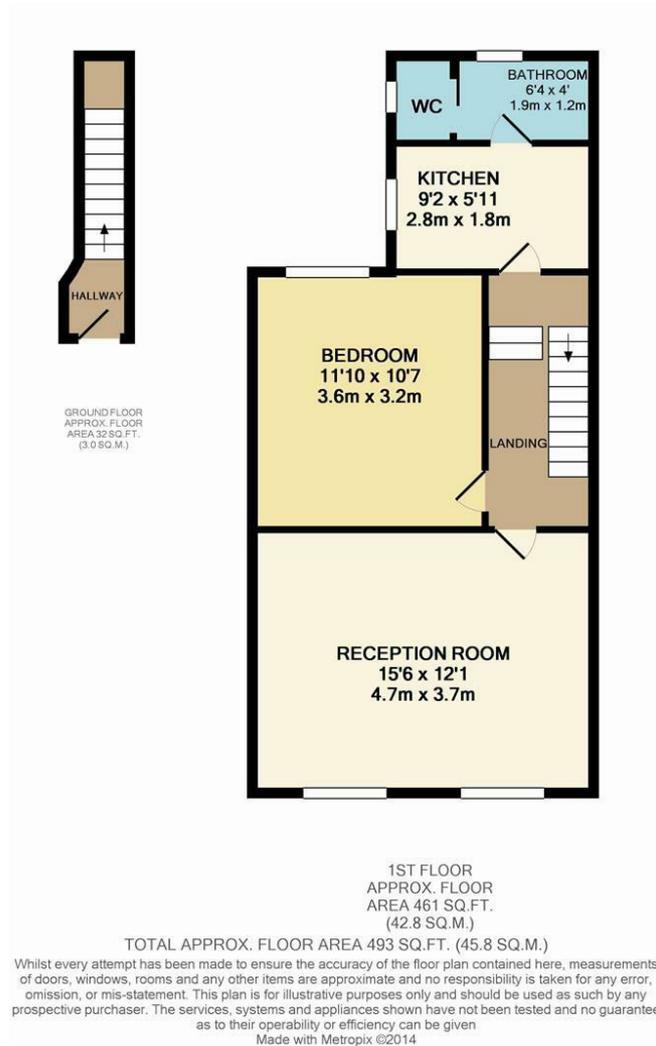
Bathroom

6'4 x 4'0

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



EPC CHART

