







# High Street, Walthamstow

Guide Price £475,000

Tenure : Leasehold

Floor Area : 1214.00 sq ft


Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Nestled on the vibrant High Street in Walthamstow, this charming two-bedroom, two bathroom apartment offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxing as well as entertaining guests. With two well-appointed bedrooms, it provides ample space for both individuals and families alike.

One of the standout features of this apartment is the large dual aspect balcony, which catches morning sun and looks out onto the Communal gardens. The apartment is in very good condition, ensuring that you can move in with ease and enjoy your new home from day one.

Location is key, and this property does not disappoint. Situated close to the UNDERGROUND AND BUS station, commuting to London or exploring the wider area is both quick and convenient. Walthamstow itself is known for its lively atmosphere, with a variety of shops, restaurants, and parks nearby, making it a wonderful place to settle down.

In summary, this two-bedroom apartment on High Street is a fantastic opportunity for anyone seeking a modern, comfortable and well-located home in Walthamstow. With its excellent condition, spacious layout, and proximity to transport links, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this property your own.







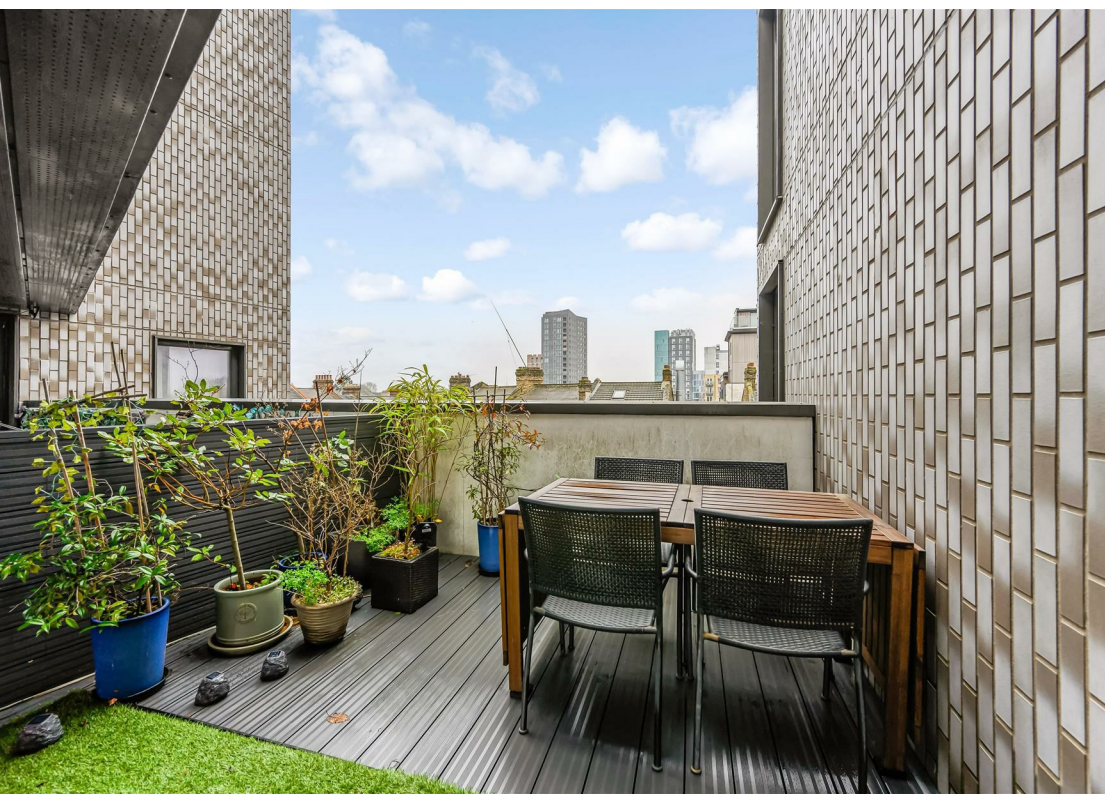




- 2 Bedrooms
- Close to station
- Close to local amenities
- Lift service
- Double Glazing
- 2 Bathrooms
- Large Balcony
- Third floor apartment
- Underfloor heating

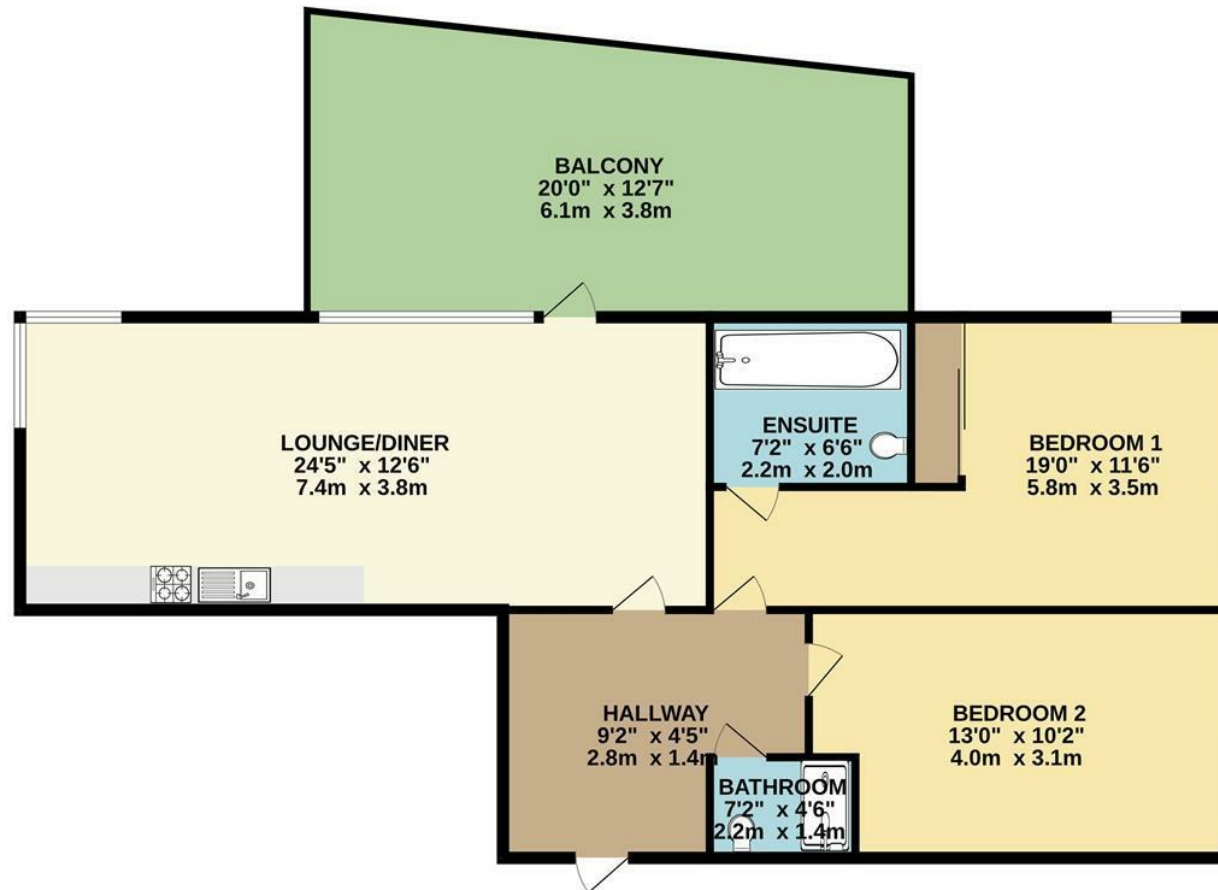








THIRD FOOR  
1214 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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