

Merchants Lodge

Walthamstow, E17 6RQ

Ground Floor Leasehold - Apartment

OIEO £350,000





0.2 miles



1



Communal Gardens



2



Off Street Parking



1

Merchants Lodge

E17

£350,000

We have pleasure in offering for sale this fantastic two bedroom ground floor purpose built apartment which is located just minutes' away from Walthamstow Central station. There is a large lounge to the rear of the property that overlooks the shared gardens just behind and also gives access to the newly fitted kitchen which has solid oak work surfaces and integrated appliances. To the front of the property there are two bedrooms, both of which have ample room for a double bed and there is a modern contemporary style bathroom. The property has recently been fitted with a modern energy efficient heating system and other benefits include off street parking and no ongoing chain.

Walthamstow High Street is pretty much on your doorstep, home to Europe's longest street market, a whole host of shops and supermarkets as well as the Empire Cinema entertainment complex with nine screens and half a dozen adjacent restaurants. A commuter's dream, you can be in Oxford Circus in just twenty minutes via the Victoria Line (we're at the top of the line here so you'll always get a seat) and Liverpool Street is just as speedily accessed via the overground.

Features

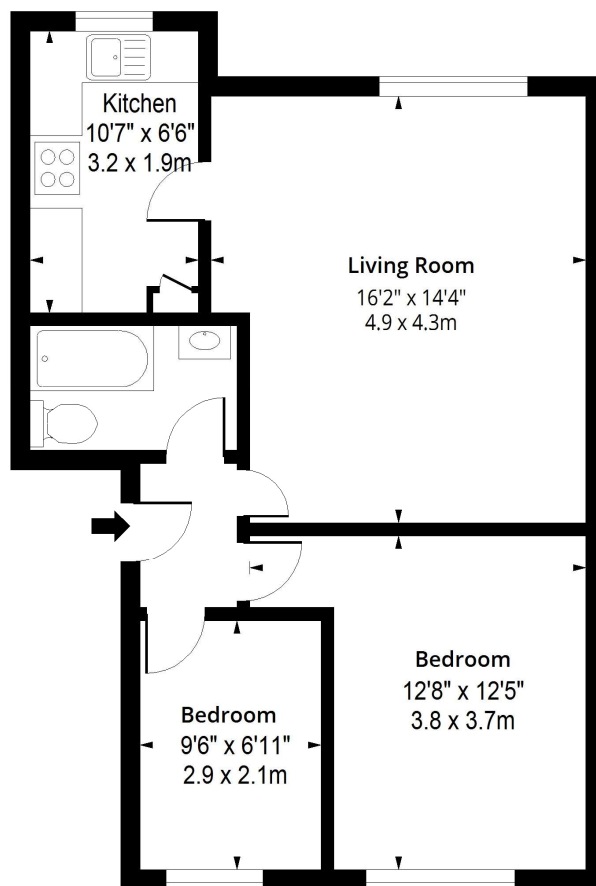
- Approx. 572 sq. ft.
- Two Bedrooms
- Ground Floor Apartment
- No Onward Chain
- Communal Garden Space
- Close to Tube
- Central Walthamstow
- Off Street Parking

EPC Ratings

Energy Efficiency Rating **58**
Environmental Impact (Co₂) Rating **0**

Floor Plans

Approx. Gross Internal Area 572 Sq Ft - 53.14 Sq M



Ground Floor

Floor Area 572 Sq Ft - 53.14 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the information shown however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustration purposes only.

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