

McRae's

Tristram Close, Walthamstow, E17 3SR

**Spacious 2 Bedroom Apartment
On The Top Floor
LONG LEASE & NO ONWARD CHAIN**



Guide Price £325,000 Leasehold

A very smart and surprisingly spacious 2 BEDROOM APARTMENT with a pleasant outlook and located within the popular Upper Walthamstow area. Set on the 2nd floor of this purpose built development, the flat comprises two double bedrooms, spacious kitchen breakfast room, fully tiled bathroom and a much larger than average lounge offering far reaching skyline views. There is also the added benefit of a Drying Room within the Complex

The property is offered with a LONG LEASE and NO ONWARD CHAIN

Communal Entrance

Secure entry phone system provides access to the block, stairs rise to each floor.

2nd Floor Accommodation

Reception Hall (11' 01" Max x 11' 07" Max) or (3.38m Max x 3.53m Max)

Hallway with access to each room off including storage cupboard. Wall mounted entryphone system.

Lounge (12' 04" x 19' 03") or (3.76m x 5.87m)

Much larger than average living room and being on the second floor, has a fantastic skyline view from the window.

Kitchen (10' 07" x 10' 05") or (3.23m x 3.18m)

Spacious kitchen area with wall and base units, return worktop space incorporating single bowl sink unit with drainer and mixer tap, space for large appliances including freestanding cooker, fridge freezer, washing machine and dishwasher, space for small table and chairs. Double glazed window to the side elevation.

Bedroom 1 (13' 07" x 9' 06") or (4.14m x 2.90m)

Double glazed window to the side elevation overlooking rear car park, electric storage heater, power points.

Bedroom 2 (12' 04" Max x 13' 0") or (3.76m Max x 3.96m)

Double glazed window to the side elevation with an outlook over the rear of the development, electric storage heater, power points.

Bathroom(7' 06" x 5' 06") or (2.29m x 1.68m)

Suite comprises panel enclosed bath with mixer tap and hand held shower attachment, electric shower (not tested), pedestal and wash hand basin with mixer tap, close coupled wc, fully tiled to walls and floor.

Outside

Set in communal gardens with residents parking tot he rear of the development.

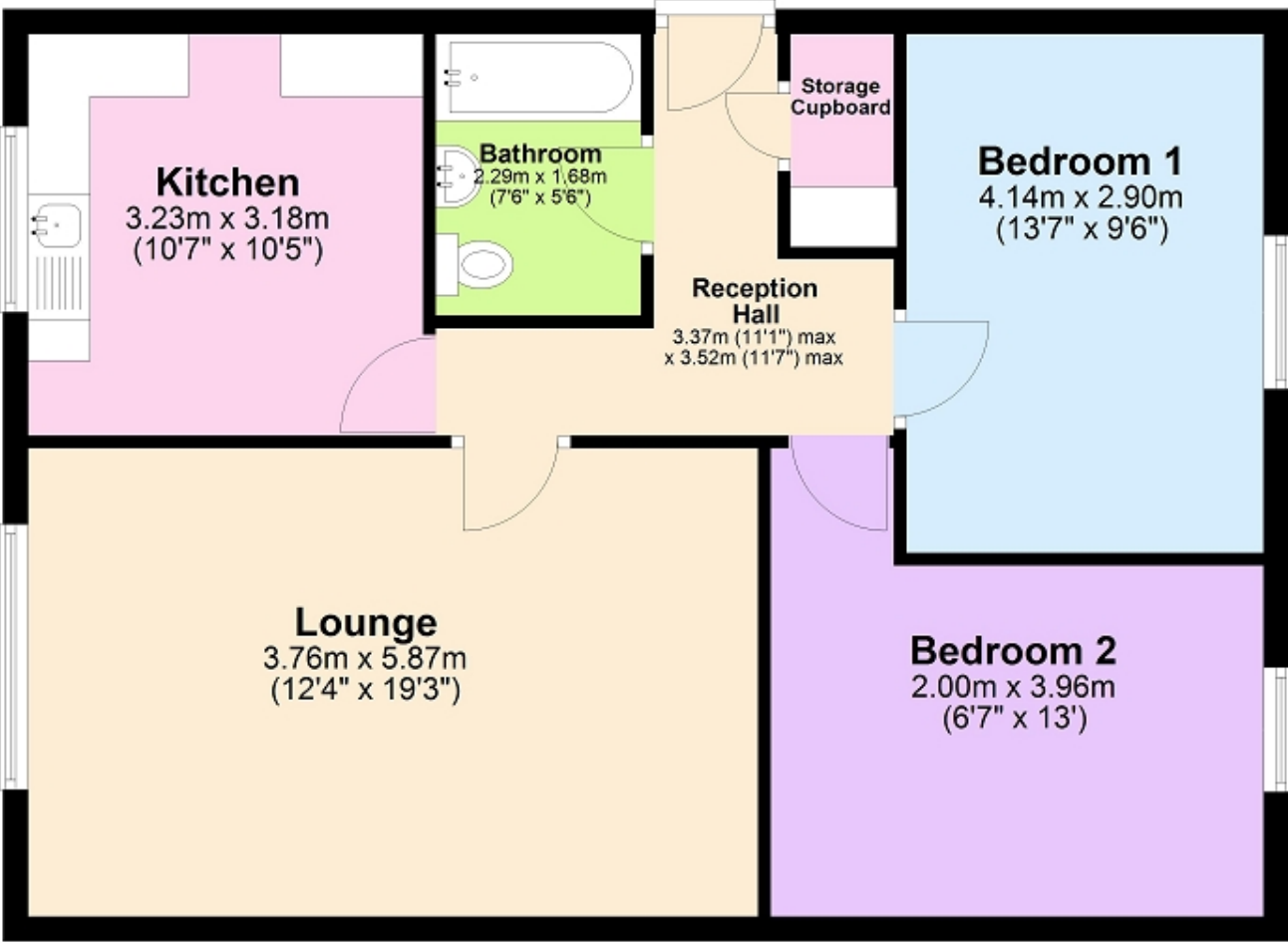
Local Authority & Council Tax Band

London Borough of Waltham Forest
Council Tax Band C





Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

