



Flat 7

26 Forest Road | | Walthamstow | E17 6JT

£275,000



STRETTONS

## Key features

- One Bedroom First Floor Purpose Built Apartment
- Sold On A Chain Free Basis
- 959 Years Remaining on Lease
- Residential Parking via Secure Gated Entrance
- Communal Entrance & Communal Gardens
- Fully Double Glazed
- Hot Water System Installed by Current Owner
- Service Charge - £1,500pa, Ground Rent - £10pa

## Description

This spacious one-bedroom, first-floor purpose-built apartment offers well-proportioned accommodation throughout and will be sold on a chain-free basis, making it an ideal purchase for first-time buyers or investors alike.

The property comprises a generous entrance hall providing access to all rooms within the apartment. To the front, overlooking Forest Road, is a bright and spacious lounge/diner, which flows seamlessly through to a fully fitted kitchen, creating a practical and sociable living space.

The apartment further benefits from a large double bedroom, complete with a built-in cupboard and fitted bed storage, offering excellent storage solutions. Completing the accommodation is a well-appointed three-piece bathroom suite.

Additional features include fully double-glazed windows, updated within the last seven years, Economy 7 heating, and a hot water system installed by the current owner.

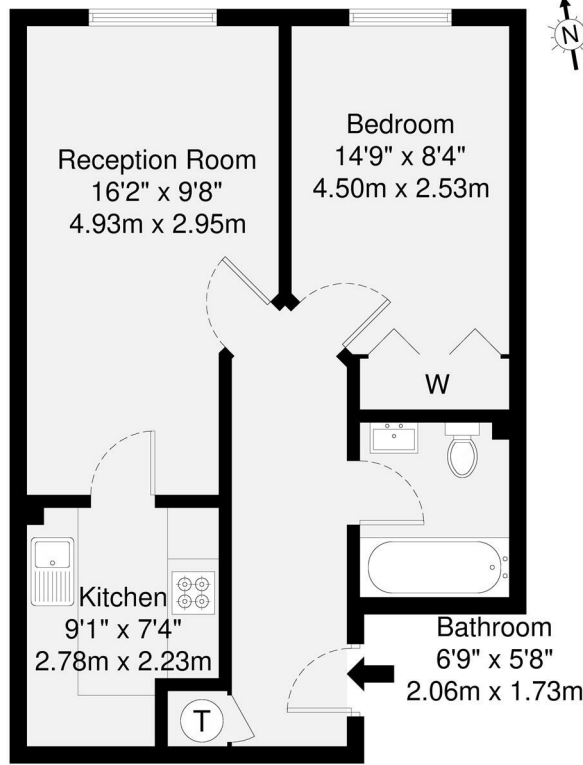
Externally, the property offers residential parking accessed via a gated entrance, with one unallocated parking space available.

The property is held on a long lease of 999 years from 1st January 1987, with approximately 959 years and 11 months remaining. The current service charge is £1,500 per annum, which includes building insurance, and the ground rent is £10 per annum.

## Directions







First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
44.5 sq m / 478 sq ft


TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.5 sq m / 16 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Lower than areas under 1.8m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

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

Council Tax Band G    EPC Rating



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