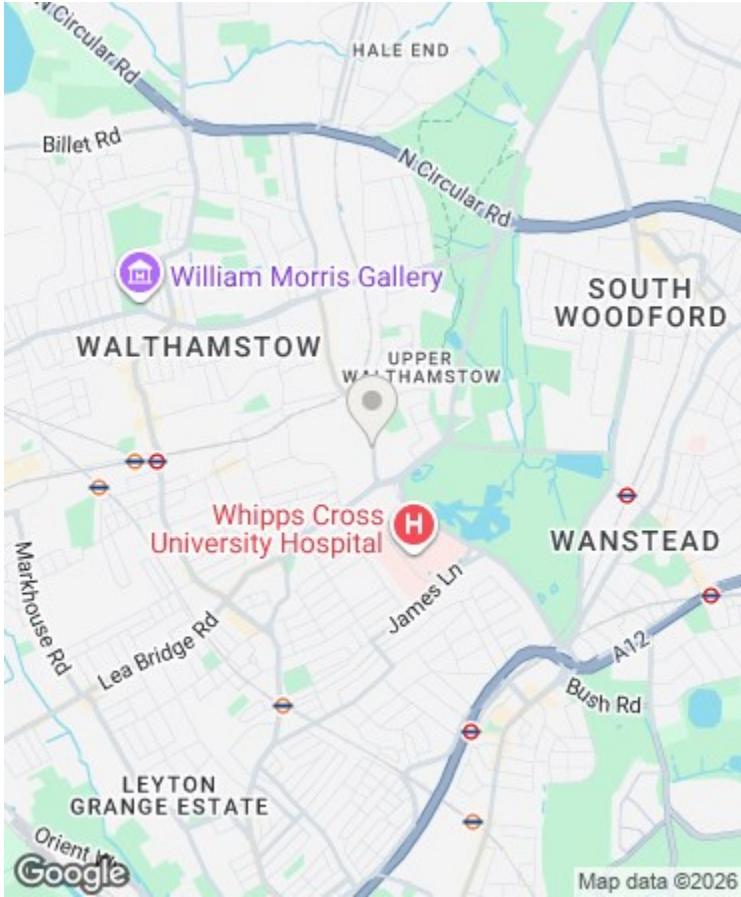


william rose




Directions

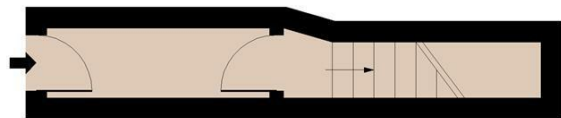
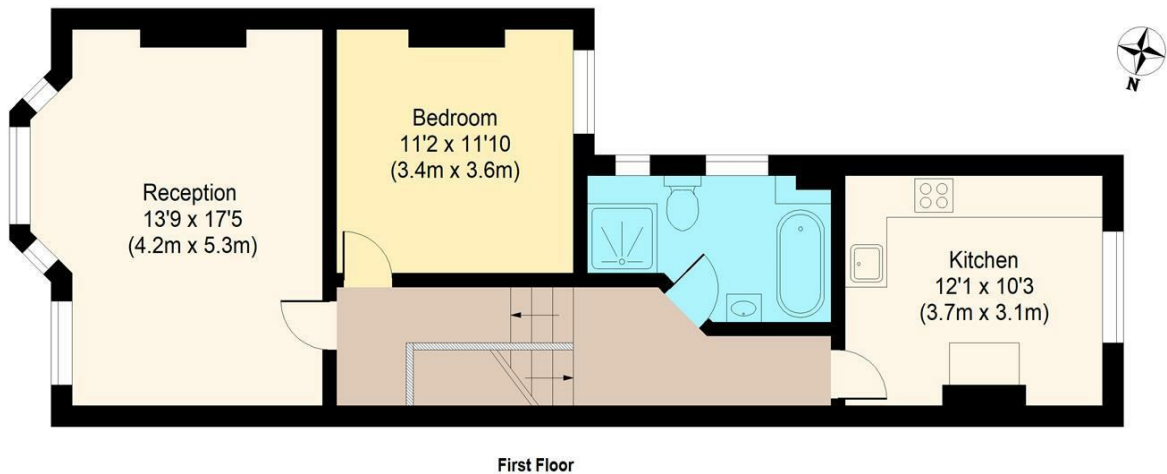
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

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



Ground Floor Entrance **william rose**
Wood Street, E1

Approximate Gross internal Floor Area : 71.72 sq m / 772 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com Date: 22/5/2024

Date: 22/5/2025



268a Wood Street, Walthamstow, London, E17 3NG

Guide Price £325,000

- Chain Free
- One Bedroom First Floor Maisonette
- Close to Wood Street Station
- Spacious Reception Room
- Newly Refurbished Throughout

- EPC Rating D
- Share of Freehold
- Council Tax Band A
- Easy Access to Walthamstow Village
- Short Stroll from Green Space

268a Wood Street, London E17 3NG

A newly refurbished one-bedroom first floor maisonette offered chain free with a share of freehold. Boasting a spacious reception room, modern kitchen, and a stylish bathroom with separate bath and shower. Features include gas central heating, and a modern finish throughout.

 1

 1

 1

 D

Council Tax Band: A



GUIDE PRICE £325,000 TO £350,000

Located in the vibrant and ever-popular area of Wood Street, Walthamstow, this beautifully refurbished one-bedroom first floor maisonette presents an excellent opportunity for first-time buyers, downsizers, or investors. The property is offered chain free and comes with the added benefit of a share of freehold, providing both flexibility and long-term security.

The home opens up into a well-laid-out interior, which has been thoughtfully updated to a high standard throughout. The spacious reception room is bright and inviting, ideal for both relaxing and entertaining, while the separate modern kitchen provides ample workspace and storage, with a clean and contemporary feel.

The generous double bedroom is positioned towards the centre of the home, offering peace and quiet, while the adjacent bathroom is sleekly finished, featuring both a bathtub and separate shower for added convenience.

Additional benefits include gas central heating, an EPC rating of D, and a tasteful neutral décor that makes the property move-in ready. Situated just a short stroll from Wood Street Station, residents can enjoy swift connections to central London via the Overground, while the local area boasts an eclectic mix of independent shops, cafes, pubs, and the popular Wood Street Indoor Market. You're also within easy reach of Walthamstow Village, known for its charming historic character and excellent eateries, as well as Epping Forest for weekend walks and outdoor adventures.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not

imply that they are necessarily in working order or fit for the purpose.