PAYNE & Co

Brighton Avenue, London

London

Guide Price **£400,000**

Guide Price: £400,000 - £425,000.

This two-bedroom flat is for ready for sale in the popular Walthamstow area of London, offering access to various local amenities, nearby schools and public transport links. The property includes one reception room, one kitchen and one bathroom, with an EPC rating of C. It also benefits from a long lease of over 170 years remaining and permit parking. The flat is well placed for the cafés, independent shops and supermarkets found around Walthamstow and the wider E17 area, providing a range of everyday conveniences. There are several schools in the vicinity, making the location practical for households requiring education options within reach.

Public transport connections are a key feature of this location. Nearby Walthamstow Central station offers Victoria Line Underground and London Overground services, with journeys to central London (such as Oxford Circus) typically taking around 20–25 minutes. Liverpool Street is accessible in a similar time via Overground services. Local bus routes run through the area, linking to surrounding parts of East London.

Green spaces such as Lloyd Park and Walthamstow Wetlands are accessible by a short drive or bus journey, providing opportunities for outdoor recreation close to the property. Overall, this two-bedroom flat for sale presents a practical option in a well-connected London neighbourhood.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Onwards Chain
- Private Garden
- Long Lease: 170 Years +
- Two Bedrooms
- Ideal for First time buyers
- Walking distance to Walthamstow Central
- Ideal for Investors
- First Floor Maisonette

Ground Floor Entrance

First Floor Landing

Reception
13' 1" x 10' 4" (3.99m x 3.16m)

Kitchen
10' 4" x 5' 7" (3.16m x 1.70m)

Bedroom
13' 1" x 9' 7" (4.00m x 2.93m)

Bedroom
9' 9" x 9' 1" (2.97m x 2.77m)

Bathroom

Utility Area

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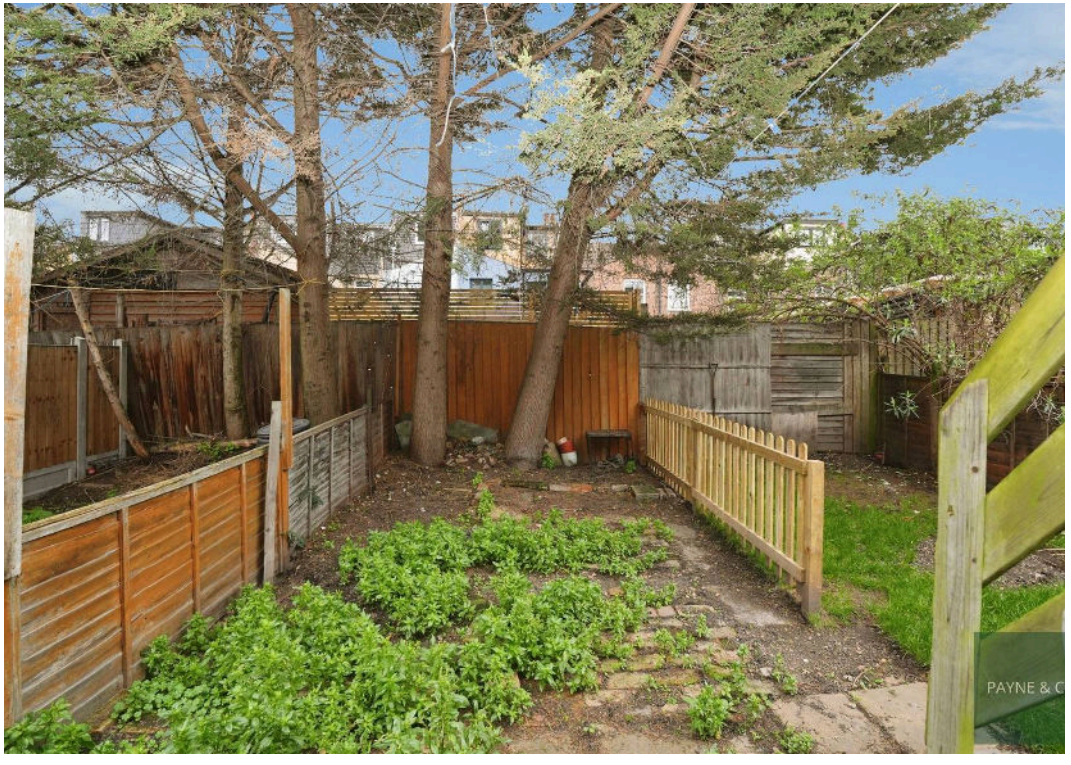
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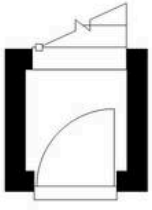
First Floor

Approx. 49.5 sq. metres (533.3 sq. feet)

Ground Floor

Approx. 1.0 sq. metres (10.8 sq. feet)



Total area: approx. 50.5 sq. metres (544.0 sq. feet)

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 give.
Plan produced using PlanUp.

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