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Forest Rise
Walthamstow E17 3NW

Ground Floor Leasehold Flat

OIEO £400,000









With generous rooms, characterful features and no onward chain, this two double bedroom ground-floor flat offers a welcoming home within an attractive Art Deco development. Perfect for first-time buyers, it provides approximately 725 sq. ft. of accommodation, along with residents' parking and spacious communal gardens. A broad entrance hallway connects the rooms, creating an easy flow throughout the home. The bay-fronted reception room is a particular highlight, with a wide window drawing in natural light and a fireplace providing a charming focal point. At over 18ft in length, there is plenty of space for comfortable seating and a dining table, making this an inviting setting for quiet evenings and catching up with friends. The separate fitted kitchen offers a practical arrangement of cupboards and worktop space, with a breakfast bar providing a handy spot for morning coffee. A window above the sink brings in natural light, while the layout keeps everything within easy reach. Both bedrooms are comfortable doubles. The larger enjoys a generous bay window and extensive fitted wardrobes, while the second offers flexibility as a guest bedroom or a bedroom with space to work from home. Off the hallway, the bathroom includes a bath with an overhead shower, alongside a washbasin and WC. Outside, the expansive communal gardens offer lawns and mature planting, providing a lovely setting to enjoy some fresh air. Residents' parking adds everyday convenience, completing this appealing home.

Set in a sought-after locale, you'll have the vibrant charm of Walthamstow Village at your doorstep. Indulge in cocktails or mocktails at Wood Street Deli, explore independent shops, or savour the artisanal offerings of The Village. For nature lovers, the serene open spaces of Hollow Ponds, complete with rowing boats and the tranquil Snaresbrook Pond are moments away, providing a countryside escape in the city. Forest School and Sylvestrian Leisure Centre are within walking distance, adding further convenience. Commuters will appreciate the excellent transport links, with Snaresbrook and Wood Street stations offering seamless access to Central London and the City. Walthamstow Central station and local bus routes ensure connectivity to a variety of destinations. This is more than just a home; it's a lifestyle opportunity blending comfort, elegance, and unbeatable location.

Features

- Approx. 725 Sq. ft.
- Two Double Bedroom Flat
- Art Deco Building
- Residents Parking
- No Onward Chain
- Perfect for First Time Buyers
- Leasehold 136 Years
- Service Charge £194 p/m
- Ground Rent £100 p/a

Ratings

Energy Efficiency Rating	**70**
Council Tax Band	**C**

0.4 Miles

Communal Gardens

Resident Parking

1

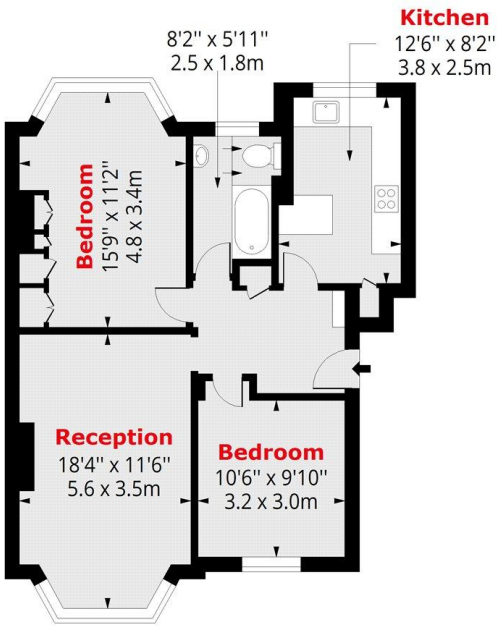
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Floor Plans

Hainault Court E17

Approx. Gross Internal Area 725 Sq Ft - 67.35 Sq M



Ground Floor

Floor Area 725 Sq Ft - 67.35 Sq M

RICS Certified Property Measurer

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.

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