



**To be sold via unconditional auction
(28-day immediate exchange)**



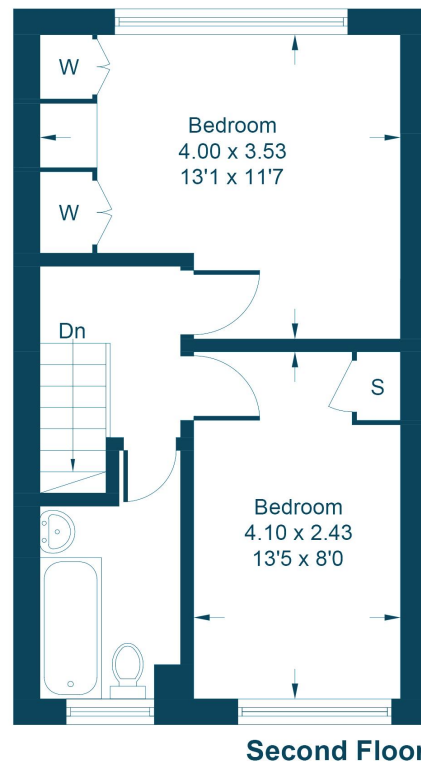
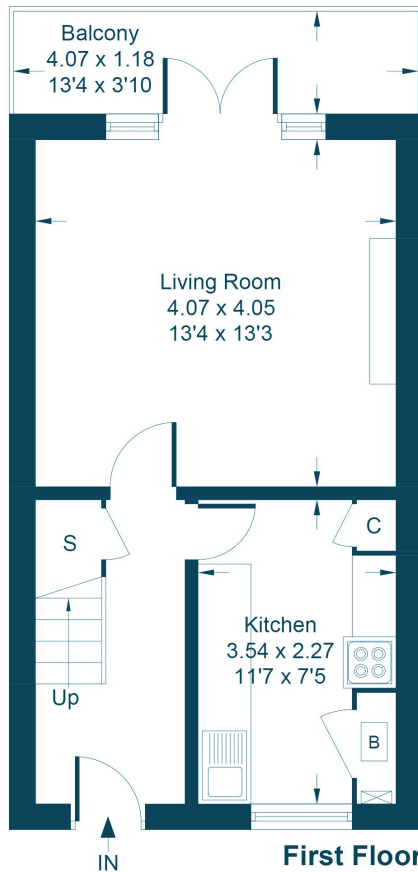
- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE AUCTION
(UNCONDITIONAL 28-DAY / IMMEDIATE EXCHANGE)**
- ✓ Bidding opens on Thursday 10th March at 12:00 and closes on Wednesday 16th March at 12:00 with a GUIDE PRICE of £250,000.
- ✓ Spacious 2 double bedroom duplex apartment
- ✓ Good size kitchen and bathroom
- ✓ Gas central heating and UPVC double glazing
- ✓ Security entry phone system
- ✓ Well located for public transport and main road networks
- ✓ Close to local amenities
- ✓ Excellent investment opportunity





Floor Plan

Approximate Gross Internal Area = 63.54 sq m / 684 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

Property Particulars



Living Room 1

4.07m x 4.05m (13.4ft x 13.3ft)



Kitchen

3.54m x 2.27m (11.7ft x 7.5ft)



Bedroom 1

4.00m x 3.53m (13.1ft x 11.7ft)



Bedroom 2

4.10m x 2.43m (13.5ft x 8.0ft)



Gross Internal Floor Area
63.54m (684 sq ft)

Overview

A spacious property in need of modernisation. Offering an ideal opportunity for an investor or someone looking for a well proportioned family home in a convenient location for commuting into the city.

Description

Hallway - Providing access to all the downstairs rooms and stairs to the first floor. Neutral décor with laminate flooring | **Living Room** - Well proportioned, bright room with French doors, large balcony, laminate flooring, neutral décor, brick built fireplace | **Kitchen** - Window to rear elevation, a range of floor mounted cupboards, space for a free standing oven, sink with drainer and mixer tap, tiled splashbacks | **Bedroom 1** - Window to front elevation, pendant light fitting, large fitted wardrobes, neutral décor, carpeted flooring | **Bedroom 2** Window to rear elevation, pendant light fitting, neutral décor, carpeted flooring | **Family Bathroom** - White three piece bathroom suite, part tiled walls, shower over bath, frosted window, lino flooring.



Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of E.

EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a E rating it must score 39-54 Standard Assessment Procedure points.

Score

Energy Rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

52 | E

21-38

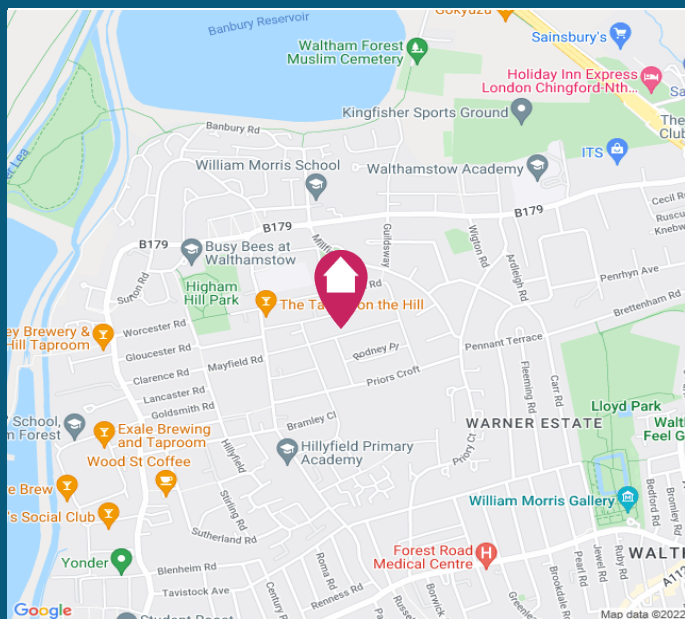
F

1-20

G



Location



Close proximity to Blackhorse and Walthamstow Central stations with regular public transport routes accessible from the property. Walthamstow town centre is a vibrant location with some of the best restaurants, bars and cafes in the area.



Schools

- ✓ Whittingham Primary Academy (Ofsted-rated 'Good') is 0.21 miles away
- ✓ Roger Ascham Primary School (Ofsted-rated 'Good') is 0.28 miles away
- ✓ The Winns Primary School (Ofsted-rated 'Good') is 0.31 miles away
- ✓ Hillyfield Primary Academy (Ofsted-rated 'Good') is 0.31 miles away
- ✓ Lime Academy Hornbeam (Ofsted-rated 'Good') is 0.33 miles away
- ✓ Walthamstow Primary Academy (Ofsted-rated 'Good') is 0.37 miles away

More Information

- ✓ Auction Terms + Conditions
- ✓ Anti-Money Laundering(AML) Requirements
- ✓ Auction Legal Pack(registration required)
- ✓ Auction Buyer's Guide

Our enquiry line - **0800 044 3797** - is open 24 / 7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy



Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license).

For a full list of requirements please see the legal pack documents.



Buyer Reservation Fee

A fee of 2% + VAT (non-refundable) will be due from winning bidder.



Auction Finance

Property Solvers is fully available to assist with **auction / bridging finance**.

Please **click here to complete our form** or email us at **auctions@propertysolvers.co.uk**.