



1 bed apartment to buy in E17

Mersey Road, London, London, E17 5LB

£280,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Located in the popular residential area of Walthamstow, East
- ✓ Walthamstow Central station is approximately 0.6 miles away, offering direct Victoria line connections to King's Cross, Oxford Circus and Victoria.

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A Well-Connected Home on Mersey Road, Walthamstow

Situated on Mersey Road in Walthamstow, E17, this home is ideally placed to enjoy everything this popular part of East London has to offer!

The surrounding neighbourhood combines an established residential feel with convenient access to local shops, schools, green spaces and excellent transport links. Whether you're a first-time buyer, a growing household or looking for a well-connected London home, the area offers plenty of appeal.

Walthamstow Central station is approximately 0.6 miles away, providing Victoria line and London Overground services for convenient journeys across the capital. Walthamstow Queen's Road and Blackhorse Road stations offer further transport connections.

For shopping, Walthamstow High Street and its famous market offer a fantastic mix of independent traders, fresh produce, street food and everyday essentials. The town centre also provides a wider choice of supermarkets, cafés, restaurants and retailers.

For outdoor space, Lloyd Park is nearby, offering open lawns, walking routes and recreational facilities. The park is also home to the William Morris Gallery, celebrating the life and work of the renowned designer. Families will appreciate the selection of schools in the surrounding area, including Greenleaf Primary School and The Winns Primary School.

WHAT ELSE?

Transport: Walthamstow Central station is approximately 0.6 miles away, with Victoria line and Overground services.

Shopping: Walthamstow High Street and its famous market offer independent traders, street food and everyday essentials.

Green spaces: Lloyd Park provides open space for walks, exercise and relaxation.

Culture: The William Morris Gallery is located within Lloyd Park.

Schools: Greenleaf Primary School and The Winns Primary School are in the surrounding area.

Local amenities: Supermarkets, cafés, restaurants and independ

Hallway -

Bathroom - 2.24m x 2.67m (7'4" x 8'9") -

Kitchen - 3.53m x 3.63m (11'7" x 11'11") -

Reception - 3.23m x 3.28m (10'7" x 10'9") -

Bedroom - 3.23m x 3.28m (10'7" x 10'9") -

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 114

Price: Starting Bid £280,000

Property Type: Apartment

Parking: On Street

Year built: 1890

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

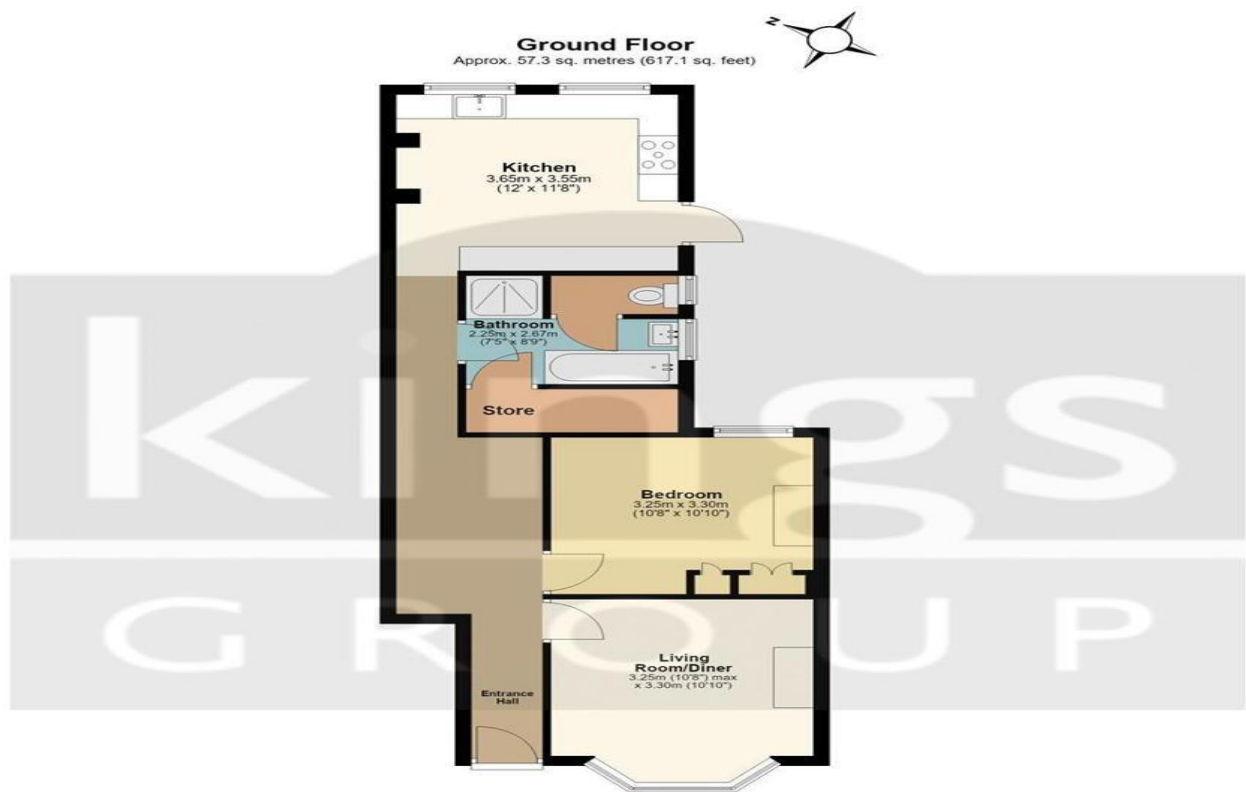
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Mersey Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mersey Road, London, London, E17 5LB

Contact your local branch today for more information on this property:

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