



Green Pond Close, Walthamstow

**£210,000**

null bed, Studio

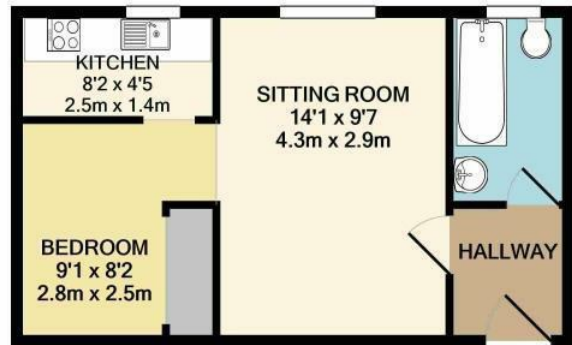


»» **Features**

- Studio Flat
- Ground Floor
- New Lease
- No Chain

Available with no onward chain is this well presented one bedroom ground floor studio flat ideally situated to provide easy access Blackhorse Road tube station with direct links to the West End of

London and the ever popular Lloyd Park. The property benefits from a newly extended lease on completion, modern fitted kitchen and bathroom as well as communal parking. This would make an ideal first time or buy to let purchase.



GREEN POND CLOSE  
TOTAL APPROX. FLOOR AREA 304 SQ.FT. (28.3 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		77	79
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>