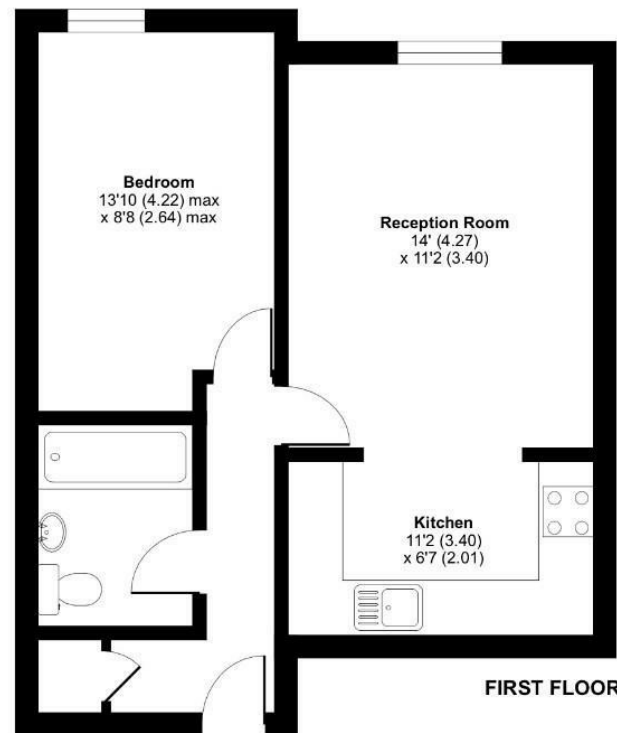



Willow Walk, London, E17

Approximate Area = 458 sq ft / 42.5 sq m
For identification only - Not to scale



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linus Jackson Property Agent. REF: 700631



** For sale by online auction ** pre-auction offers considered ** mortgage buyers welcome **

This is a lovely first floor apartment in a central Walthamstow location.

St James Street Overground Station, Queens Road Overground Station and Walthamstow Central Underground Station are all within a five minute walk. Amenities are plentiful, with Walthamstow High Street and the Scene Development on your doorstep, as well as the recently re-generated St James Street area.

This one bedroom apartment is situated on the first floor in a popular block in the heart of Walthamstow Central. There is a spacious open-plan south-facing sitting room and kitchen, with space to dine and an area to relax. The kitchen is bright and well proportioned. There is a spacious double bedroom and a lovely bathroom with a bath and shower. There is a large welcoming hallway and a purpose-built storage cupboard to create a clutter free environment.

AUCTION TERMS:

This property is offered for sale by the 'modern method of auction' through an Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE ASKING PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for anti- money laundering purposes, provide card and solicitors details before you are able to place a bid.

Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above a single figure guide price or if a guide price bracket is quoted the reserve will fall somewhere within those figures.

Flat

Willow Walk E17

£240,000



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ENERGY AND EFFICIENCY RATING

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



OUT AND ABOUT

- Walthamstow Wetlands Nature Reserve - Area of protected wetlands.
- Walthamstow Market and High Street - Access the excellent shopping facilities in the Walthamstow Mall and peruse the longest street market in Europe.
- Walthamstow Farmers Market - Weekly Sunday farmers market.
- St James Park - Large mature trees, a children's playground and grassed areas used for football and cricket. A fine place to catch some sun and relax.

