

- ❖ VICTORIAN CONVERSION
- ❖ FIRST FLOOR FLAT
- ❖ TWO BEDROOMS
- ❖ 900+ LEASE
- ❖ CHAIN FREE
- ❖ CLOSE TO WESTFIELD
- ❖ GUIDE PRICE £275,000 - £300,000



Norman Road, Walthamstow, E11

Guide Price £275,000



For Sale, Two Bedroom Victorian Conversion, Leytonstone E11

Guide Price £275,000

VICTORIAN CONVERSION | FIRST FLOOR FLAT | TWO BEDROOMS | 900+ LEASE | CHAIN FREE | CLOSE TO WESTFIELD | GUIDE PRICE £275,000 - £300,000

Looking for a Victorian Conversion First Floor Flat? This well maintained Two Bedroom flat situated in a popular residential enclave of Leytonstone is an ideal purchase for first time buyers or for Rental Investors.

The property benefits from spacious lounge with open plan kitchen, a good size master bedroom, a further single room and a modern shower room. The property benefits from Gas Central Heating and Double-Glazed windows.

The property is at a short journey to famous London landmarks such as Westfield Shopping Centre and Queen Elizabeth (Olympic) Park. The Central Line Stations such as Stratford, Leyton and Leytonstone are all within close proximity.

The property has long lease 900 plus years of lease making it a virtually freehold in theory and is sold chain free.

Please call completion on 02085277007 to arrange an appointment. **GUIDE PRICE £275,000 - £300,000**

Energy performance certificate (EPC)

93b Norman Road
LONDON
E11 4RJ

Energy rating

D

Valid until
2 May 2022

Certificate number
0587-2879-6755-9402-0011

Property type

Top-floor flat

Total floor area

41 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0587-2879-6755-9402-0011>

11/08/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

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Total area: approx. 42.7 sq. metres (460.0 sq. feet)



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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

