



**162A Wallwood Road, London**  
Offers in Excess of £350,000



# 162A Wallwood Road

London,  
E11 1AN



*A beautifully proportioned one-bedroom garden flat on sought-after Wallwood Road, E11, featuring a generous private garden.*

## DESCRIPTION

This property presents an excellent opportunity for first-time buyers and investors alike, or for those seeking a home with substantial outdoor space within this highly desirable E11 location.

This is a rare opportunity to purchase a one-bedroom flat with such a large private rear garden, an ideal outdoor space for relaxation and entertaining. The Agents therefore, recommend an early inspection.

Please Note: The vendor of this property is a relation of our company director.

## ACCOMMODATION

The attractive flat offers generously proportioned accommodation comprising a light and airy reception room, fitted kitchen, spacious double bedroom, and a modern bathroom.

The property provides a comfortable and inviting living environment and benefits from an exceptional large private garden.

## LEASE

The date of the Lease Extension is 15th December 2025.

The term of the lease is for a term of 189 years from 25th March 1990. Therefore 24th March 2179.



***what3words: ///bills.desire.waters***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **SITUATION**

Wallwood Road is a quiet, tree-lined residential street, ideally positioned within close proximity to excellent transport links, a variety of local shops, cafés, and open green spaces. The location offers an appealing balance of peaceful residential living and everyday convenience.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. gas fired central heating to radiators.

Council Tax Band TBC.

EPC - D.

## **TENURE**

This property is for sale Leasehold.

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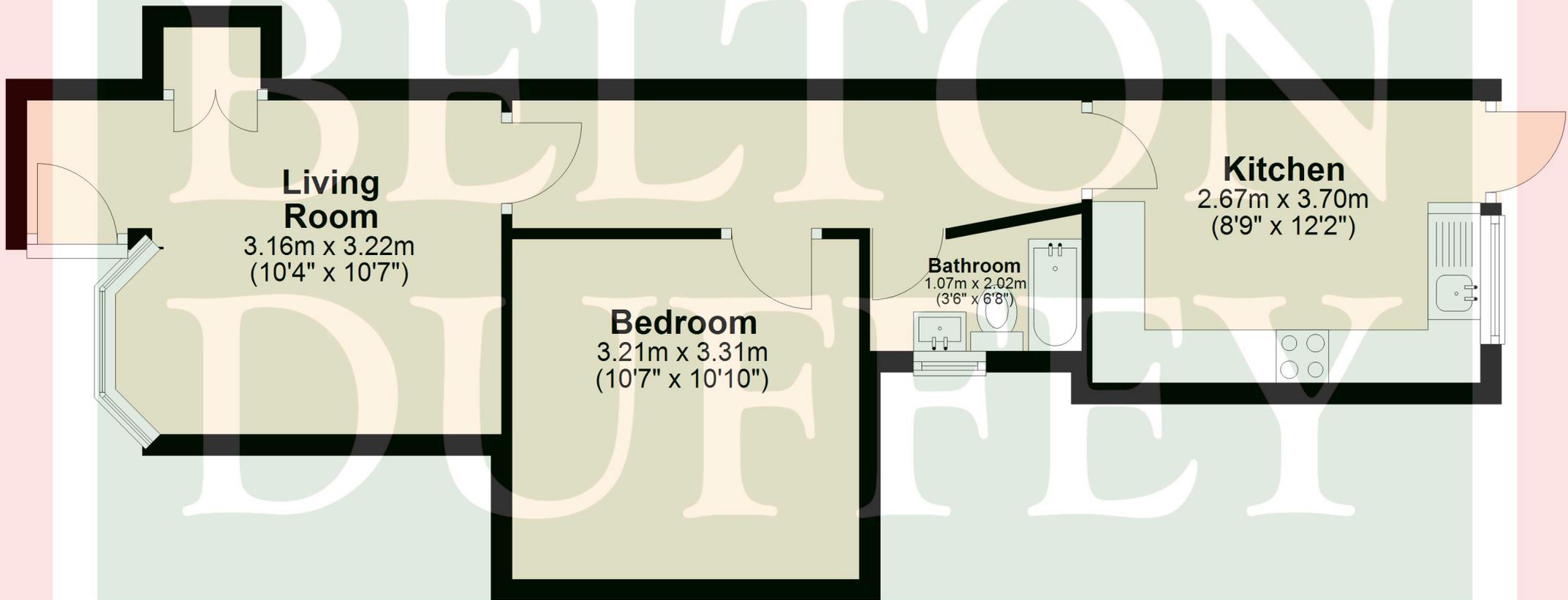
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**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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