



CHURCHILL
estates

Hallingbury Court, Walthamstow

Price Guide £350,000

Tenure : Leasehold

Floor Area : 517.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide price £350,000-£375,000. Nestled away opposite the Waltham Forest Town Hall, this top floor purpose-built residence boasts both charm and convenience. Embracing communal gardens, a secure entry system, and gated parking for residents, it promises a blend of comfort and security. It also has the added benefit of being offered on a chain free basis.

Inside, the accommodation impresses with its well-appointed layout. Two sizable double bedrooms with built in wardrobes, contemporary kitchen, luminous bathroom, and inviting lounge with a Box Bay Window to characterise the residence. Throughout, neutral hues and thoughtful lighting evoke a modern yet cosy ambiance, enhanced by the double-glazed windows and modern thermostatically controlled electric radiators for added serenity. In addition to the delightful accommodation, the property also boasts a lease with in excess of 980 years remaining, residents parking facilities accessed for a security entrance as well as an entry phone system to the building.

Beyond the confines of your abode lies an enriching locale in East London. Surrounded by cultural landmarks like Lloyd Park and the William Morris Gallery, alongside an array of independent shops, eateries, and green spaces like Hollow Pond and Epping Forest, you're immersed in a vibrant community.

Convenience is paramount, with easy access to Walthamstow Central's Victoria Line and Wood Street's Overground Station, facilitating seamless travel throughout the city.

TENURE: Leasehold
Lease: 999 from 2007 (982 Years Remaining)
Service Charge: £1815 pa
Ground Rent: Nil
EPC Rating: D
Local Authority: Waltham Forest
Council Tax Band: C







- Top Floor
- 982 Year Lease
- Double Glazing
- Close to Walthamstow Central & Wood Street Stations
- Two Bedrooms
- Allocated Parking
- Entryphone System





SECOND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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To view call **0208 503 6060**

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