

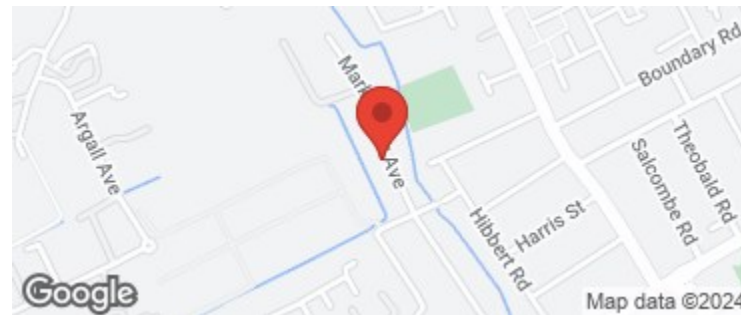


Guide price £675,000-£725,000. Chain Free | Five bedrooms | End of Terrace | Two reception rooms | Gas central heating | off street parking to front | Good size garden | first floor family bathroom | 2nd floor shower room|



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 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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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	



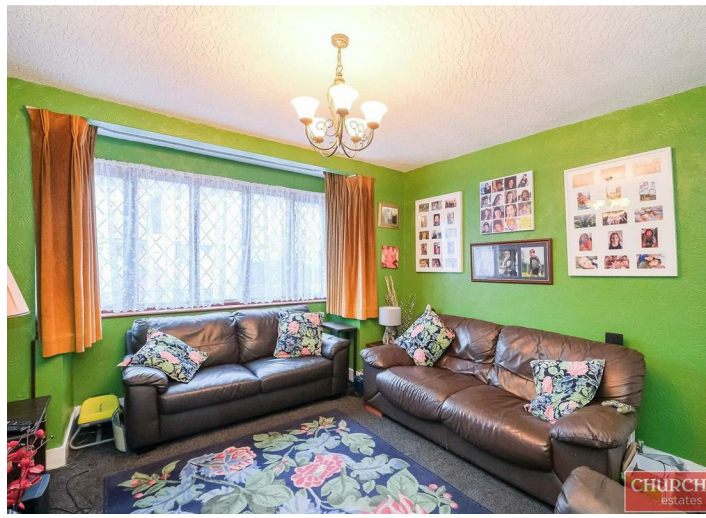
Tenure: Freehold
 EPC Rating: TBC
 Local Authority: Waltham Forest
 Council Tax Band: D

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
 References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



To view call **0208 503 6060**
 Email walthamstow@churchill-estates.co.uk

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Guide price £675,000-£725,000. This attractive four/five loft converted double bayed end of terrace property with a large rear garden. The property currently offers spacious accommodation arranged on a traditional 1930's style layout as well as side access, 50ft rear garden & off street parking to the front of the property

Situated in this quiet turning being accessible to St James Park, St James Street Station, Walthamstow Central and the ever popular Walthamstow Wetlands whilst also within strolling distance of Walthamstow Central, High Street shopping facilities, restaurants and bars and the new Soho Theatre (presently under construction)

Call our experienced sales team to discuss the property further or to organise a viewing on 02085036060 or email us on Walthamstow@churchill-estates.co.uk

