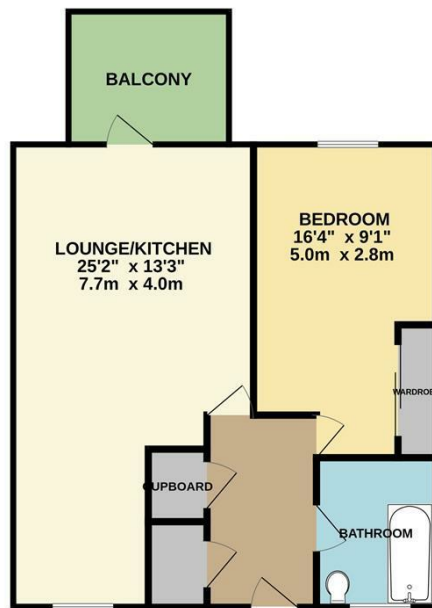




THIRD FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements) of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
Made with floorplan 10001

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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: Leasehold
Lease: 118 year remaining
Service Charge: 191.35 pcm
Ground Rent: £250 pa
EPC Rating: B 83
Local Authority: Waltham Forest
Council Tax Band: B

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.

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Third Floor | One Bedroom | Superb Views | Balcony | Lift Service
| Extremely Convenient Location | Lease 118 year remaining |
service charge £191.35 pcm | Ground Rent £250 p.a.

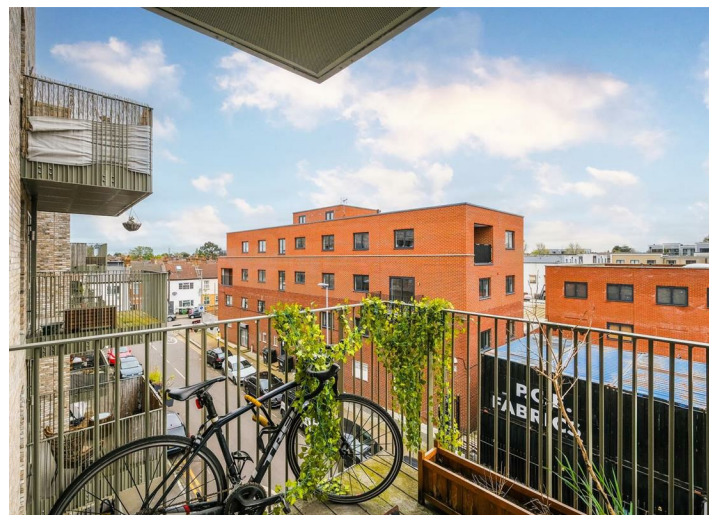
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Wells Apartments, Walthamstow, E17 6BH
Offers In Excess Of £360,000 Leasehold



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O.I.E.O £360,000
 Being enviously positioned on the third Floor of this development and enjoying fantastic far reaching views across London, is this well proportioned One bedroom, third floor Balcony Apartment.

Whether you're working from home or commuting into the City, this apartment is wonderfully located to offer everything you would need from your home. With double glazing, security entry phone system which easily connects to your mobile, lift service, east facing balcony and extremely convenient location, these apartments are hard to beat. The property is just a short walk Blackhorse Road Station as well as Walthamstow Wetlands.

So get in touch with one of our experienced sales team on 020 8503 6060 or email us walthamstow@churchill-estates.co.uk without delay, to discuss the property and organise an appointment to viewing.

