



**CHURCHILL**  
estates

# Wood Street, Walthamstow

Asking Price £335,000

Tenure: Leasehold

Floor Area: 721.00 sq ft

Local Authority: Waltham Forest


Council Tax Band: B

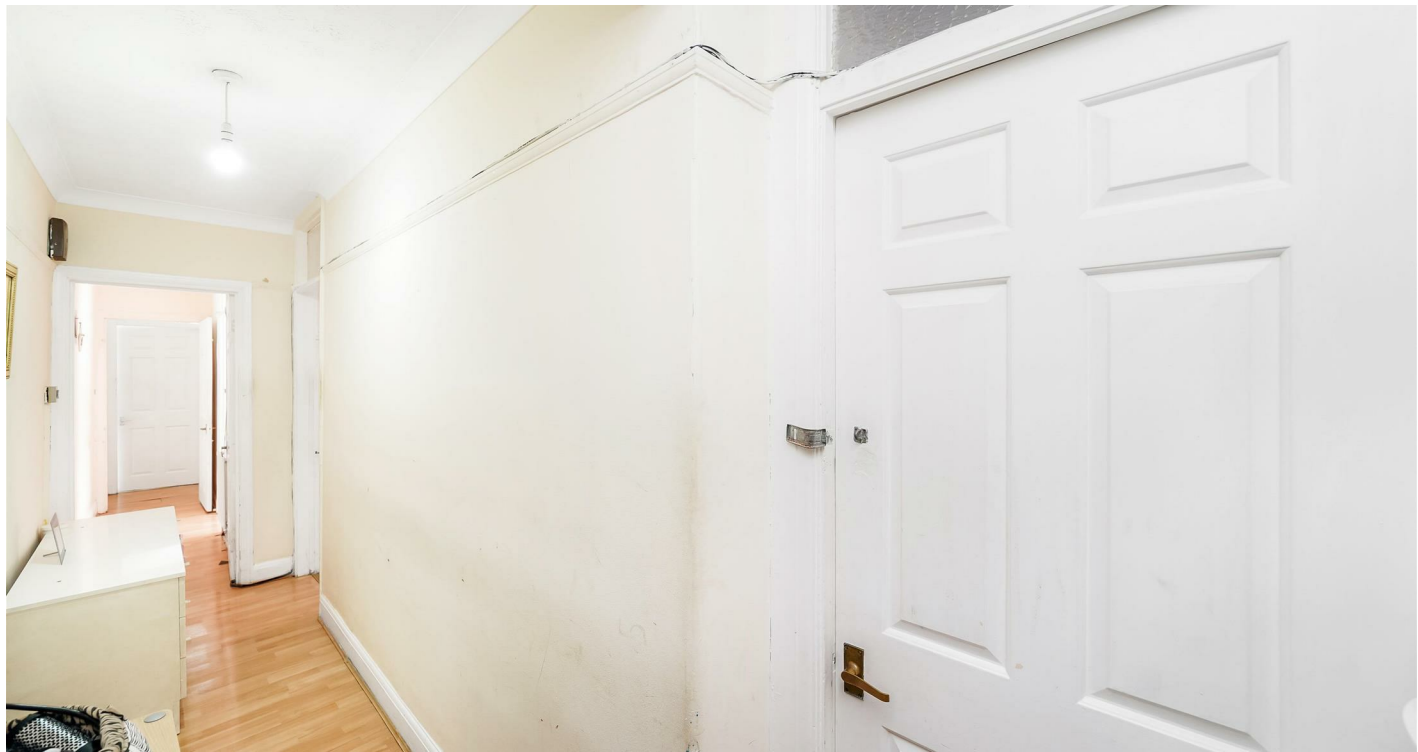
Bedrooms : 2

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







This Two Bedroom, Top Floor Purpose Built Apartment which offers direct access to the communal gardens, forms part of this attractive development on the ever popular Wood Street with its shops, restaurants and bars as well as Wood Street Main Line Station with trains heading into Liverpool Street (20mins).

In addition to the two double bedrooms, the property also offers a spacious Kitchen Area, modern fitted bathroom, staircase to well maintained communal gardens. This property comes on a CHAIN-FREE basis and is a perfect ready made home for first time buyers or buy to let investors alike.

This property is proved to be popular and not be missed so call now to arrange a viewing on 0208 503 6060.





GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721sq.ft. (67.0 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**