



**CHURCHILL**  
estates



# 6-10 Church Hill, Walthamstow

Offers In Excess Of  
£325,000

Tenure: Leasehold

Floor Area: 410.00 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(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	











Introducing Churchill Estates latest addition to the market – an impeccably designed, contemporary, 2nd floor, 2 bedroom apartment that seamlessly blends modern sophistication with convenience. This residence boasts a myriad of upscale features, including a sleek bathroom suite, efficient electric underfloor heating, a secure entry phone system, and energy-efficient double glazing. The kitchen is equipped with state-of-the-art fittings and integrated appliances, featuring the added convenience of a dishwasher. Thoughtfully designed, offering effortless access to the stylish mezzanine decks.

Residents of this exclusive development enjoy privileged access to a private gym and benefit from the services of a dedicated concierge.

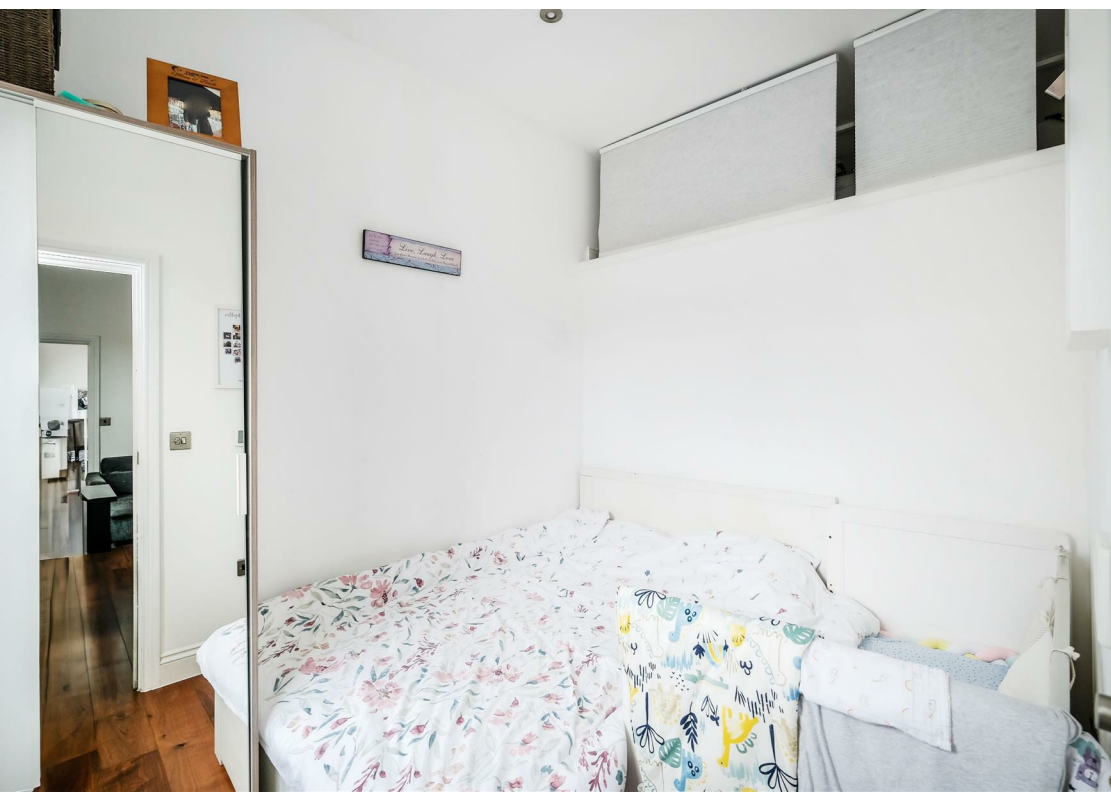
Situated in the vibrant heart of Walthamstow, just moments away from Walthamstow Central Station, Market, and Village, this apartment offers a harmonious blend of style, comfort, and convenience.



With its modern amenities and prime location, this property is a tempting choice, capturing the essence of city living in the lively ambiance of Walthamstow.









TOTAL FLOOR AREA : 410 sq.ft. (38.1 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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