



CINEMAS

FIVE GUYS

**CHURCHILL**  
estates





# Craig House, Walthamstow

Guide Price £450,000

Tenure : Leasehold

Floor Area : 729.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : B

Bedrooms : 2

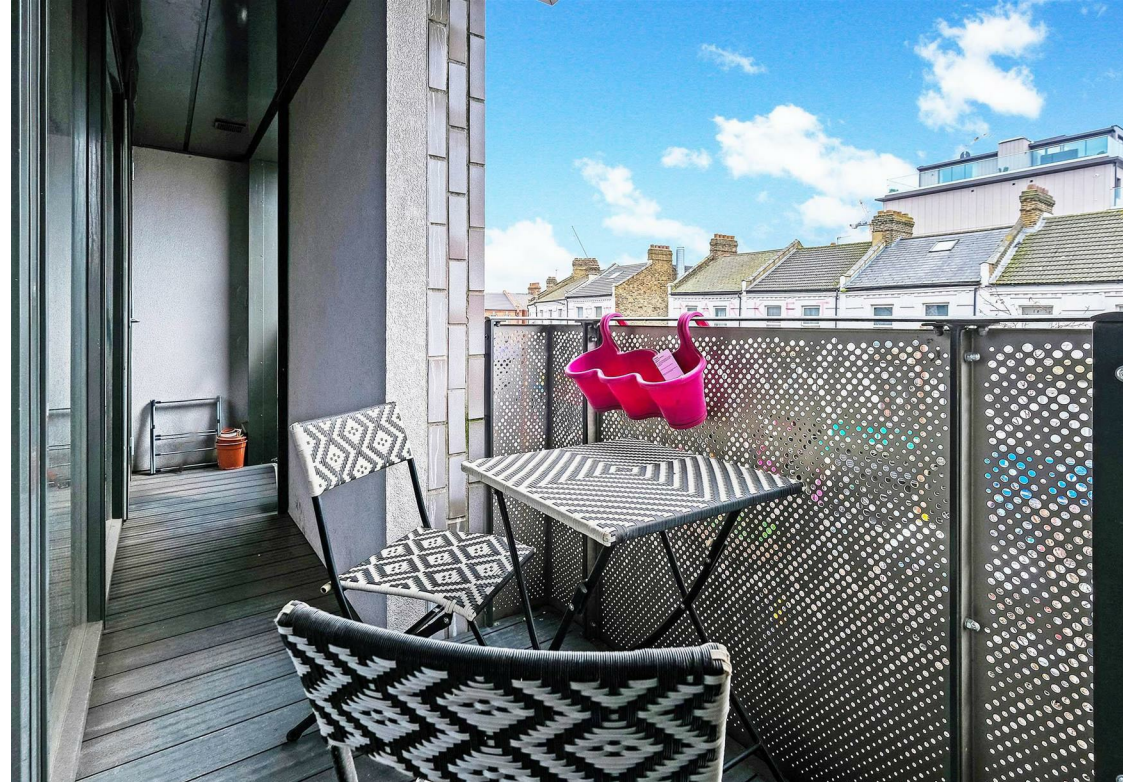
Receptions : 1

Bathrooms : 2

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 	







GUIDE PRICE £450,000-£475,000

Conveniently located on High Street in the vibrant area of Walthamstow. This delightful first-floor apartment boasts a modern design and offers a comfortable living space for its future residents.

Upon entering the property, you are greeted by a spacious reception hall, giving access to all rooms including the bright & spacious Living/Dining/Kitchen Area, perfect for entertaining guests or simply relaxing after a long day, both inside or outside having a private balcony too. The apartment features two generous bedrooms, providing ample space for a small family, guests, or even a home office.

With two well-appointed bathrooms, mornings will be a breeze in this convenient abode. The property's contemporary design and layout make it a perfect blend of style and functionality, catering to the needs of modern living.

Located in the heart of Walthamstow, residents of Craig House will enjoy easy access to local amenities, trendy cafes, and excellent transport links, making it an ideal choice for those seeking a vibrant urban lifestyle.

Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing.

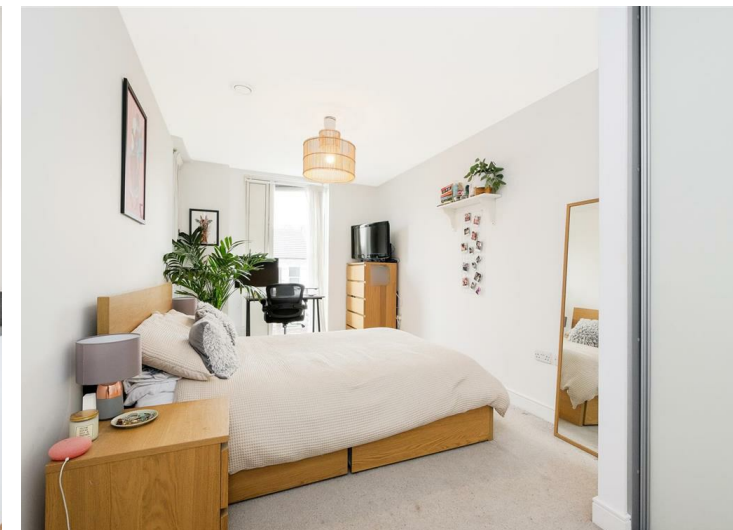
LENGTH OF LEASE REMAINING: 242 years

GROUND RENT: £300 per annum

SERVICE CHARGE: £1667.81 per half year

EPC RATING: B

COUNCIL TAX BAND: B







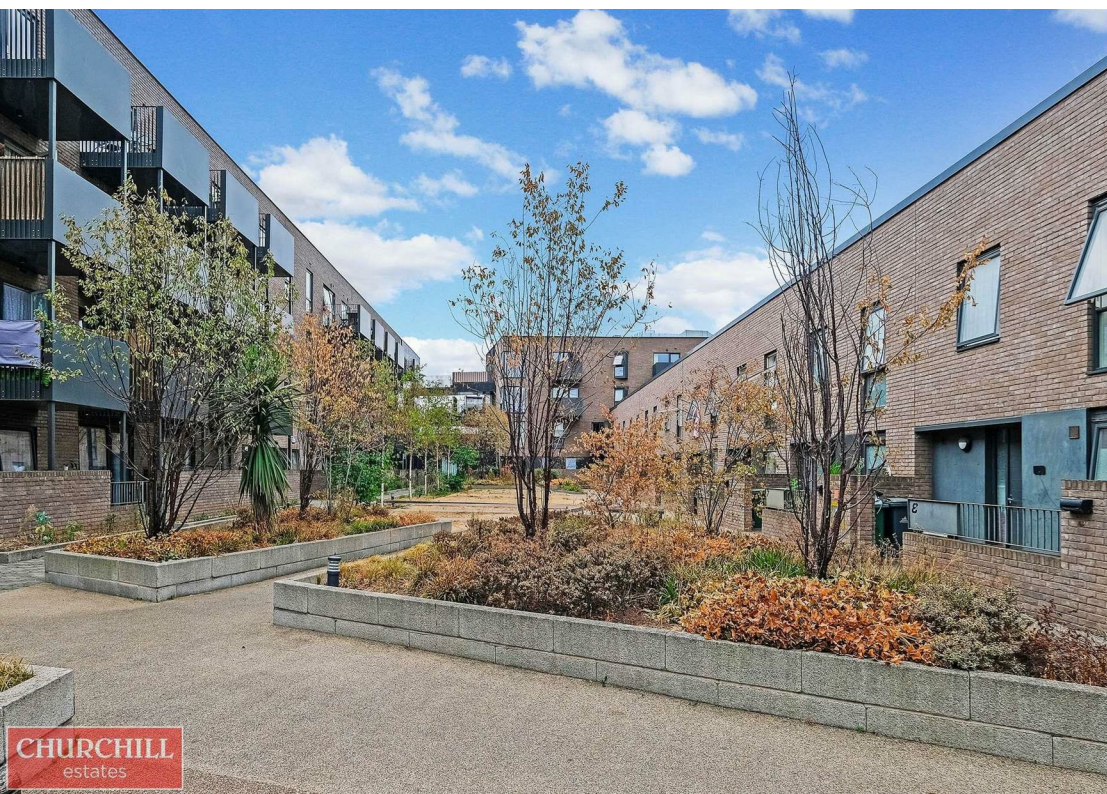




- chain free
- en-suite
- balcony
- lift service
- two double beds
- close to station
- long lease
- award winning development

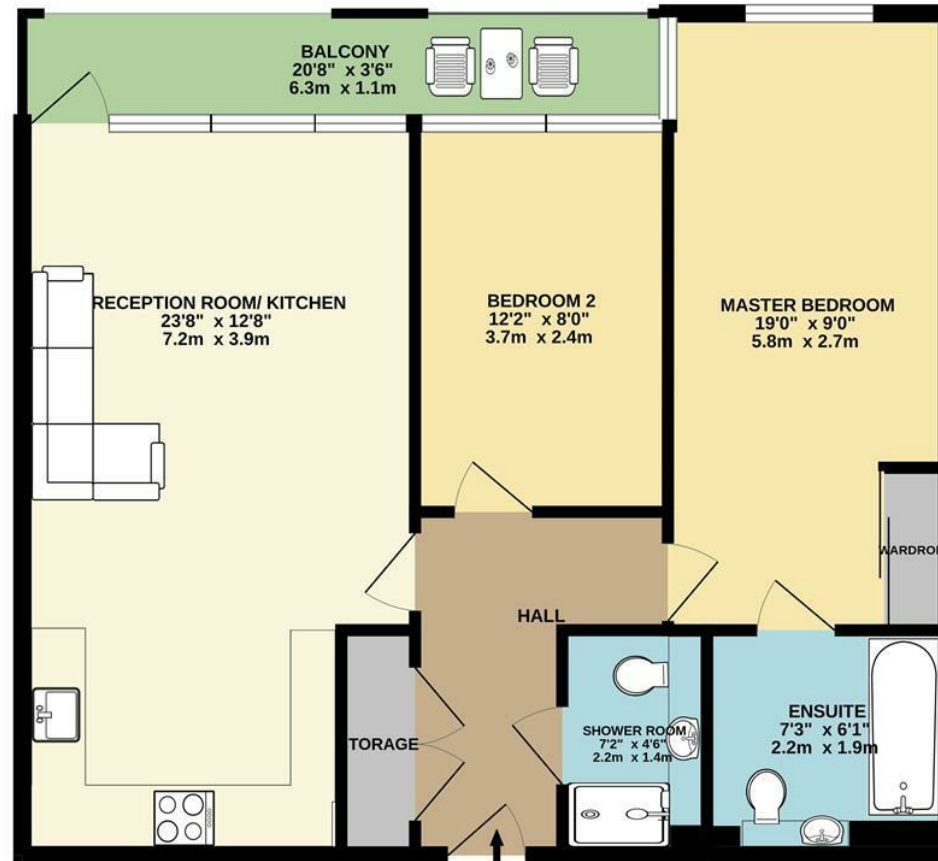








SECOND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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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