



CHURCHILL
estates

Grant House, Walthamstow

£475,000

Tenure : Leasehold

Floor Area : 725.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 2



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



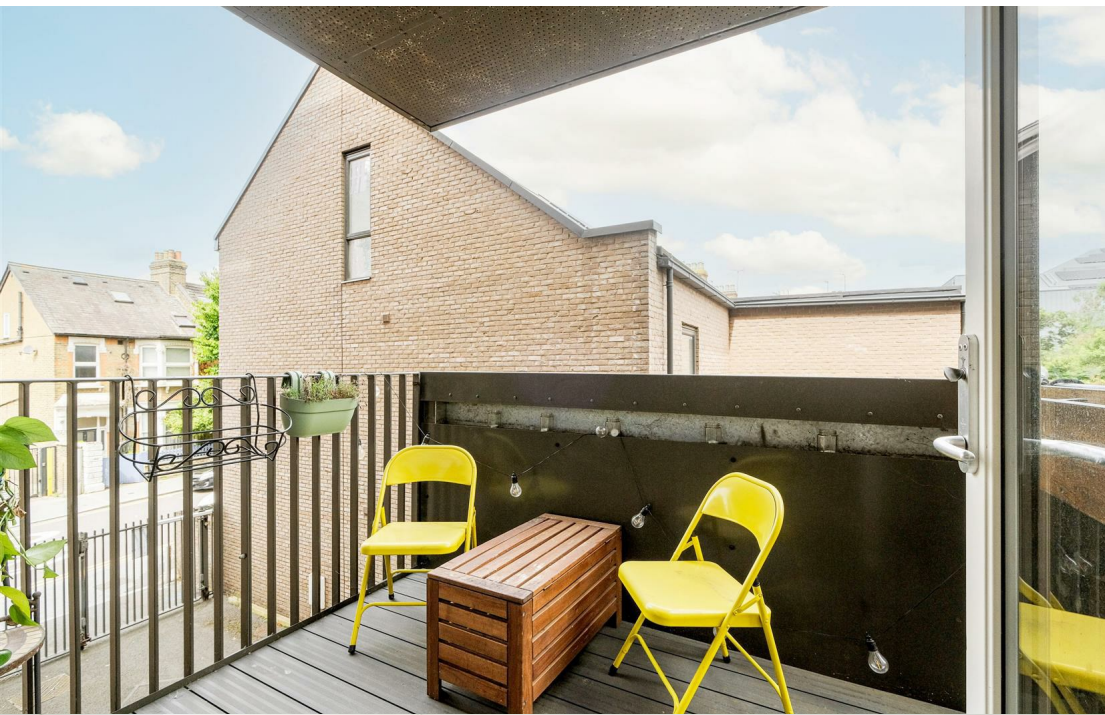
Welcome to Grant House in this vibrant area of Walthamstow! This stunning first floor flat boasts a modern design with a spacious Living/Dining/Kitchen area, 2 double bedrooms, and 2 bathrooms along with a private balcony, spread across 725 sq ft of living space.

Convenience is key with a video entry phone system, providing you with peace of mind and security, a heat recovery system, ensuring a comfortable environment all year round together with double glazing and clean lines with its underfloor District hot water heating, at just 10 years old, this purpose-built flat offers a contemporary feel with all the amenities one could desire.

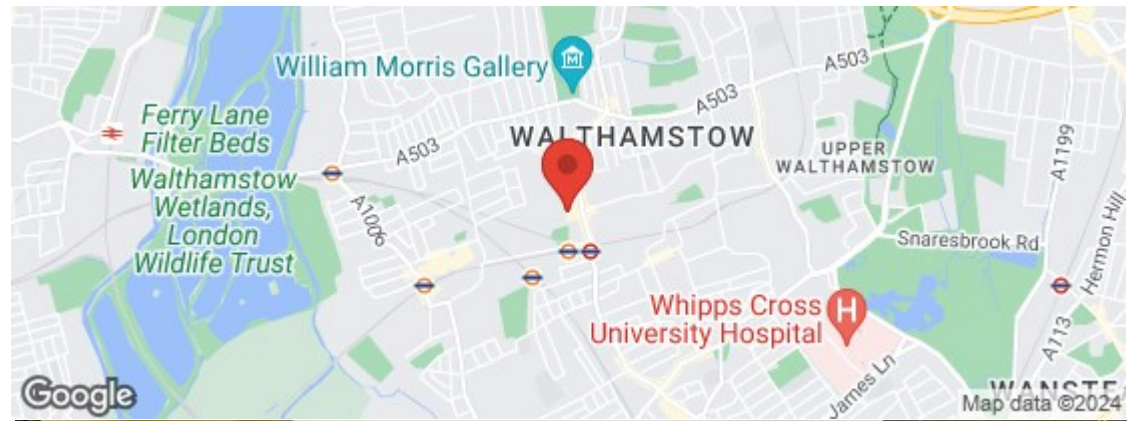
Located in the heart of Walthamstow, you'll have easy access to local shops, restaurants, and excellent transport links, making this property ideal for those seeking a vibrant city lifestyle. Don't miss out on the opportunity to make Grant House your new home!



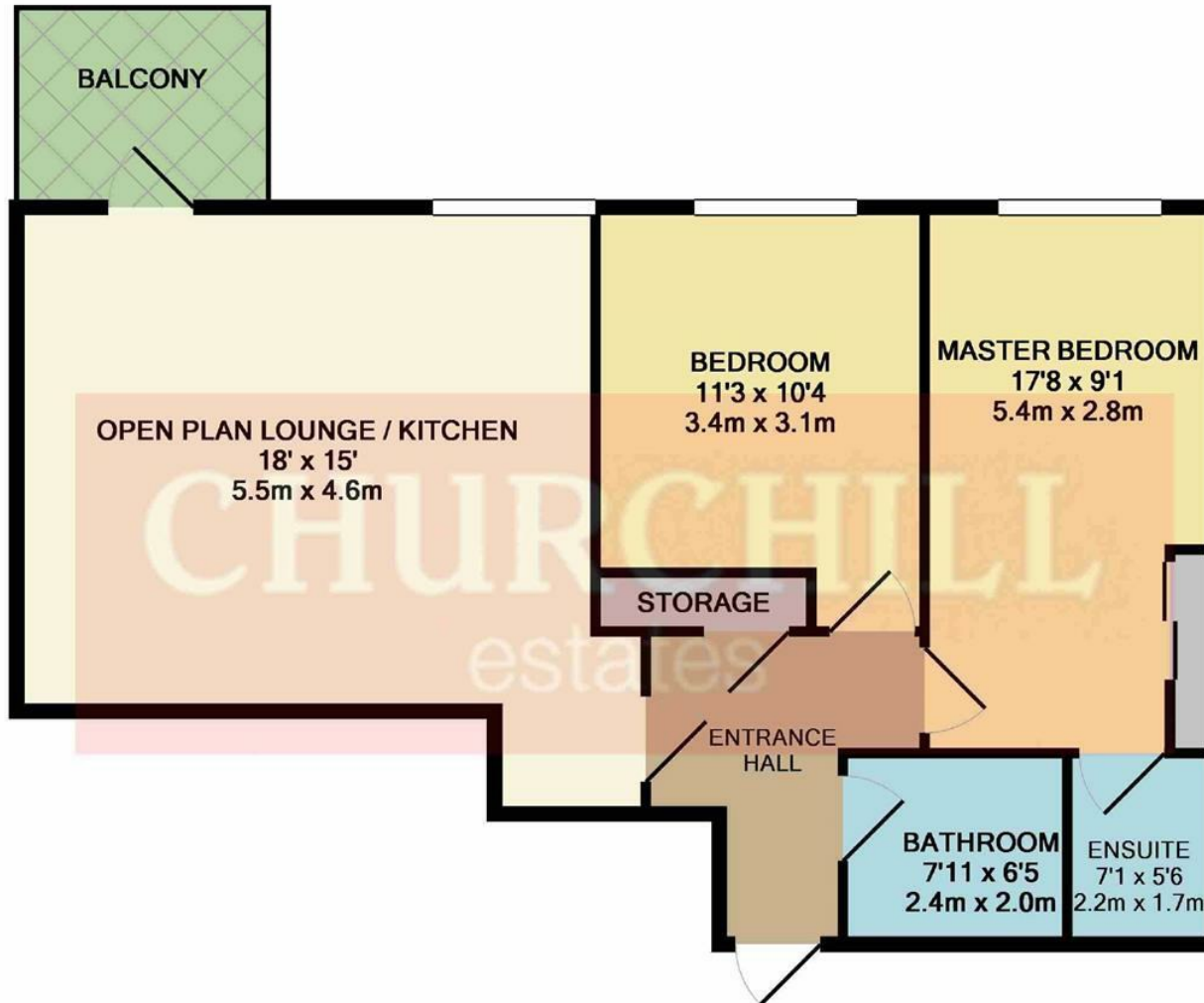




- First Floor Apartment
- Two Double Bedroom
- Lift Service
- Heat Recovery System
- Adjacent Walthamstow Central Station
- Balcony Area
- Bathroom & En Suite
- Underfloor Heating
- Convenient Location







TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**

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