



**CHURCHILL**  
estates

# Palamos Road, Leyton

O.I.R.O £550,000

Tenure : Freehold

Floor Area : 897.00 sq ft

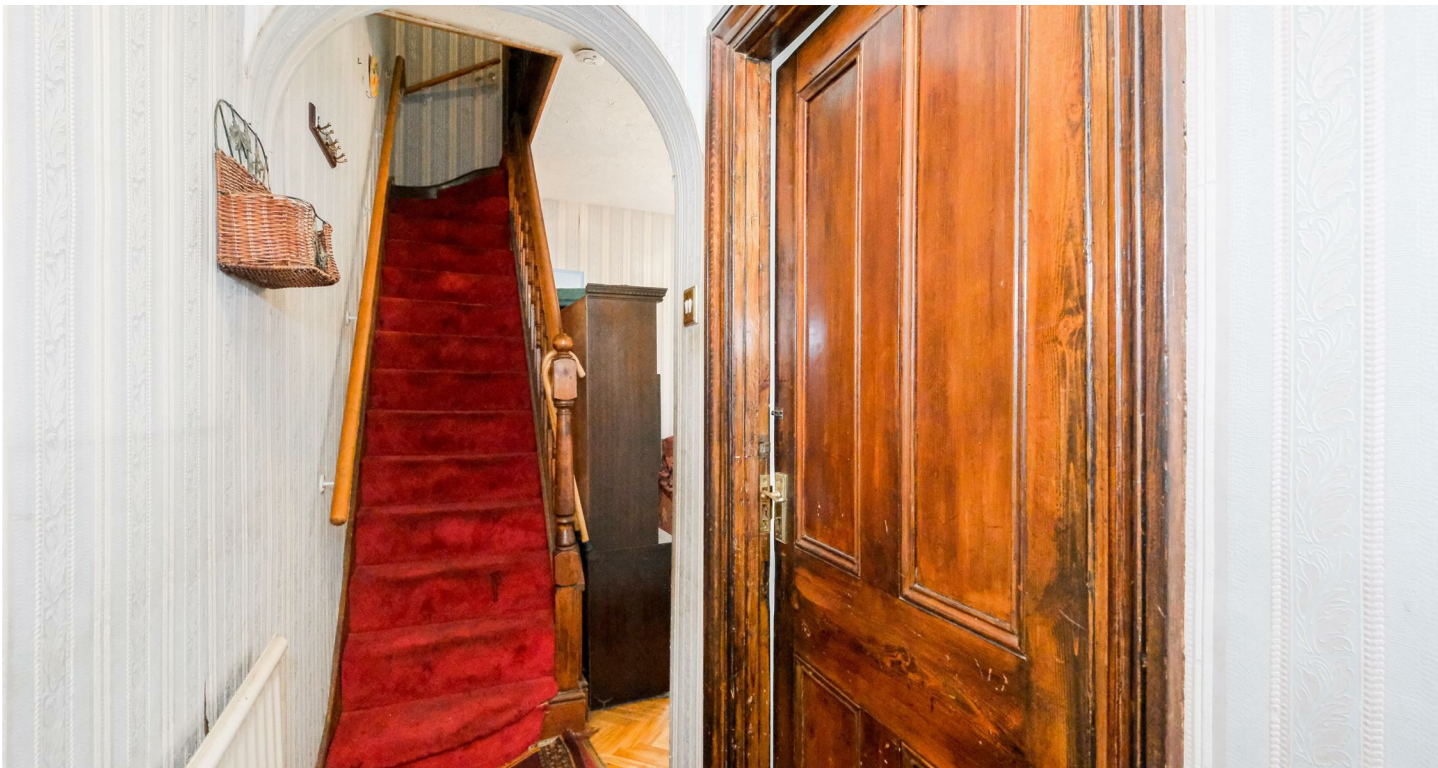
Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	



**MODERNISATION OPPORTUNITY.** Situated in a vibrant neighbourhood, this Victorian gem offers a great opportunity and is sure to capture your heart! The property currently boasts two reception rooms and three generous bedrooms, whilst offering excellent potential for extension & remodelling to create your perfect home.

Located on this tree lined turning in Leyton, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals looking for a well-connected place to call home. Don't miss out on the opportunity to own a piece of history in this sought-after neighbourhood.

Don't let this Victorian treasure slip through your fingers - book a viewing today and discover the endless possibilities that await you at Palamos Road!

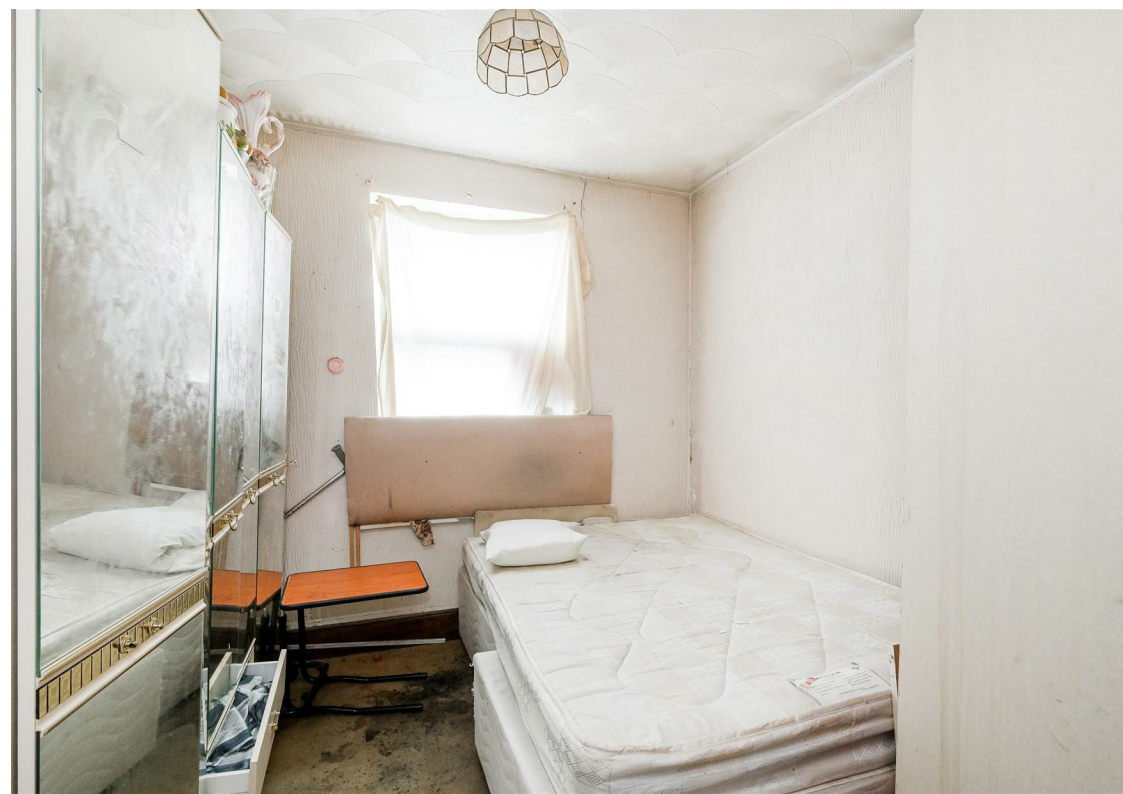






- Modernisation Opportunity
- Three Bedrooms
- Tiled Roof
- Chain Free
- Two Reception Rooms
- Potential to Extend





GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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