



CHURCHILL
estates

Haroldstone Road, Walthamstow

Guide Price £400,000

Tenure: Leasehold - Share of Freehold

Floor Area: 577.00 sq ft

Local Authority: Waltham Forest


Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	







Guide price £400,000-£425,000. Welcome to this charming property located on Haroldstone Road in the vibrant area of Walthamstow, being easily accessible to both St James Street and Blackhorse Road Stations, Walthamstow Wetlands and Walthamstow Market. This delightful first-floor flat boasts a generous reception room, perfect for relaxing or entertaining guests, a spacious fitted kitchen, modern shower room/wc and double bedroom. In addition the property offers the potential to extend up, into the loft space to create a generous 2 bedroom home.

Situated in a sought-after location, this flat is perfect for individuals or couples looking for a comfortable and convenient living space. With easy access to local amenities, shops, schools, Walthamstow Wetlands and transport links, this property offers both comfort and practicality.

Don't miss the opportunity to make this lovely flat your new home in Walthamstow. Book a viewing today and envision the possibilities of living in this inviting space on Haroldstone Road.

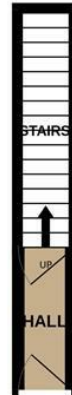
TENURE: Leasehold (Share of Freehold)
LEASE: 999 Years from 24/12/1985
UNEXPIRED LEASE: 960 Years
GROUND RENT: Nil
SERVICE CHARGE: Nil
EPC RATING: tbc
LOCAL AUTHORITY: Waltham Forest
COUNCIL TAX BAND: B





GROUND FLOOR
44 sq ft (4.1 sq m.) approx.

1ST FLOOR
532 sq ft (49.3 sq m.) approx.



TOTAL FLOOR AREA: 577 sq ft (53.6 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**