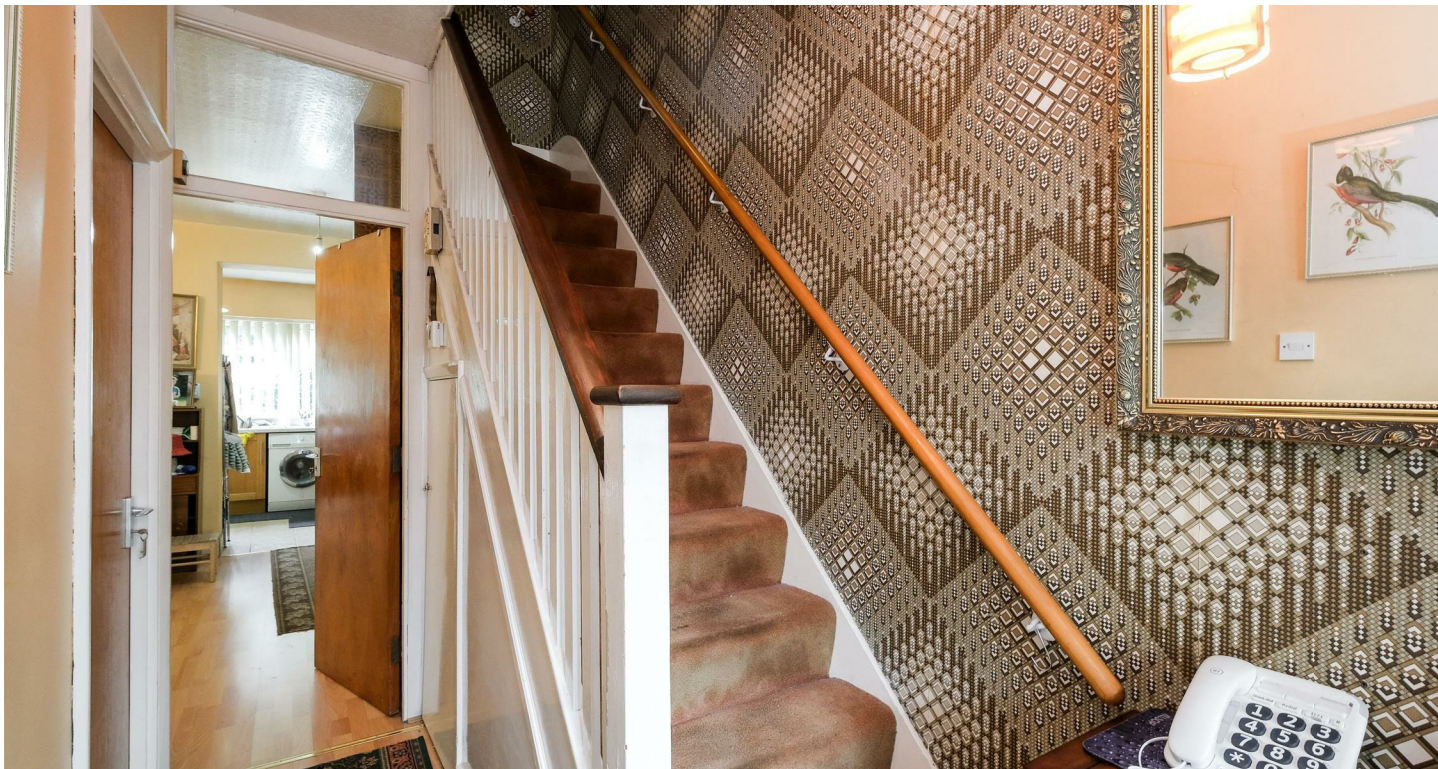
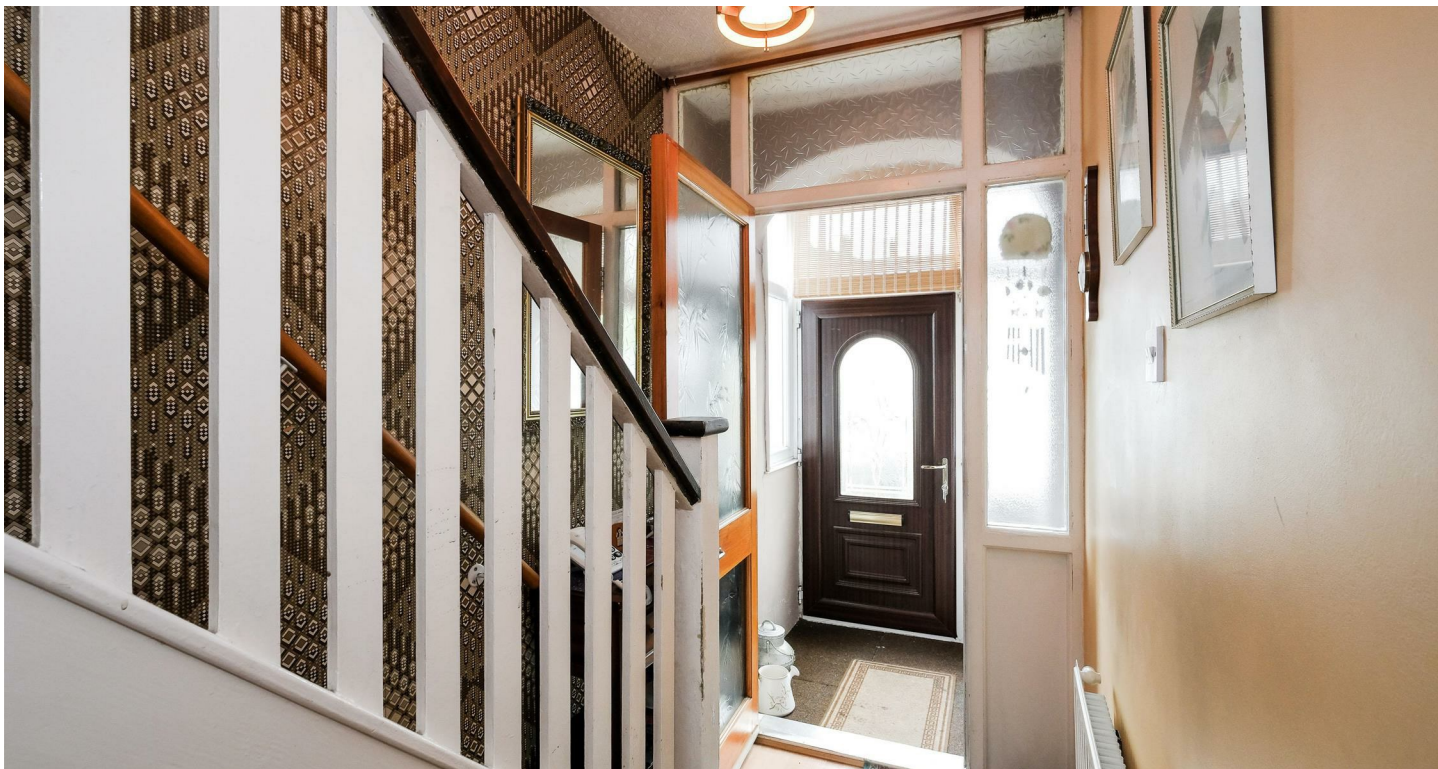




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Kenilworth Avenue, Walthamstow

Offers In Excess Of
£650,000

Tenure : Freehold

Floor Area : 984.00 sq ft

Local Authority : waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1

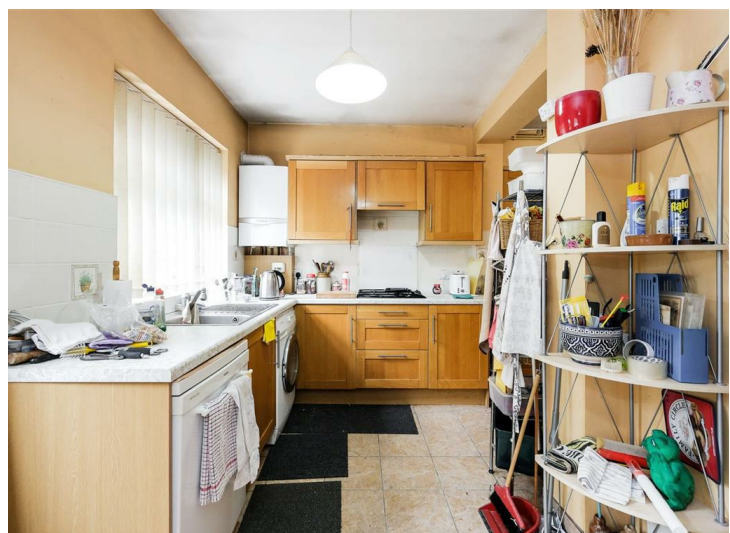
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Welcome to this charming Victorian terrace property located on Kenilworth Avenue in the sought-after area of Walthamstow. This delightful house boasts through lounge with kitchen/diner, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms and loft loft room, there's plenty of space for the whole family to unwind and make this house a home.

Situated by Bell Corner, this property offers a unique opportunity to live in a vibrant and culturally rich neighbourhood. A short walk to Walthamstow Central provides easy access to transport links, making commuting a breeze. Additionally, a gentle stroll to Lloyd Park allows you to enjoy the beauty of nature right at your doorstep.

The best part? This property is chain-free, giving you the freedom and flexibility to make it your own without any hassle. Don't miss out on the chance to own a piece of history in this Victorian gem. Book a viewing today and envision the endless possibilities.





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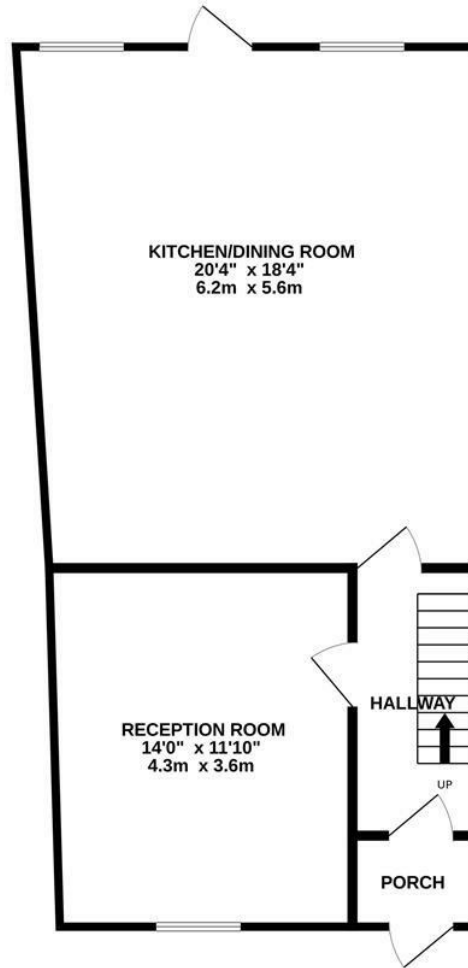


- chain free
- Bell corner
- easy access to Walthamstow central station
- Victorian terrace
- potential to extend (stpp)
- gentle stroll to Lloyd Park & the Feel good centre

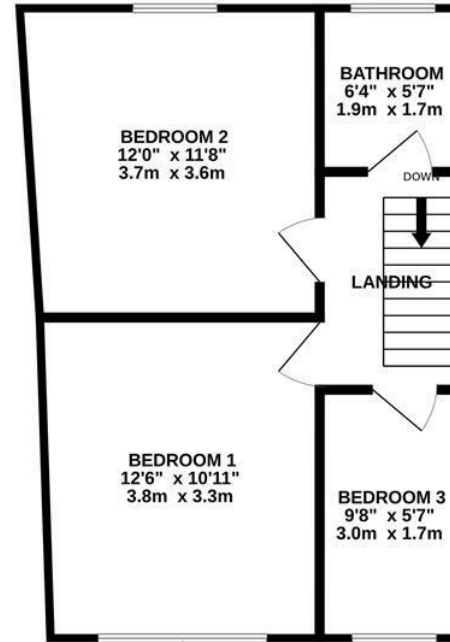




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

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