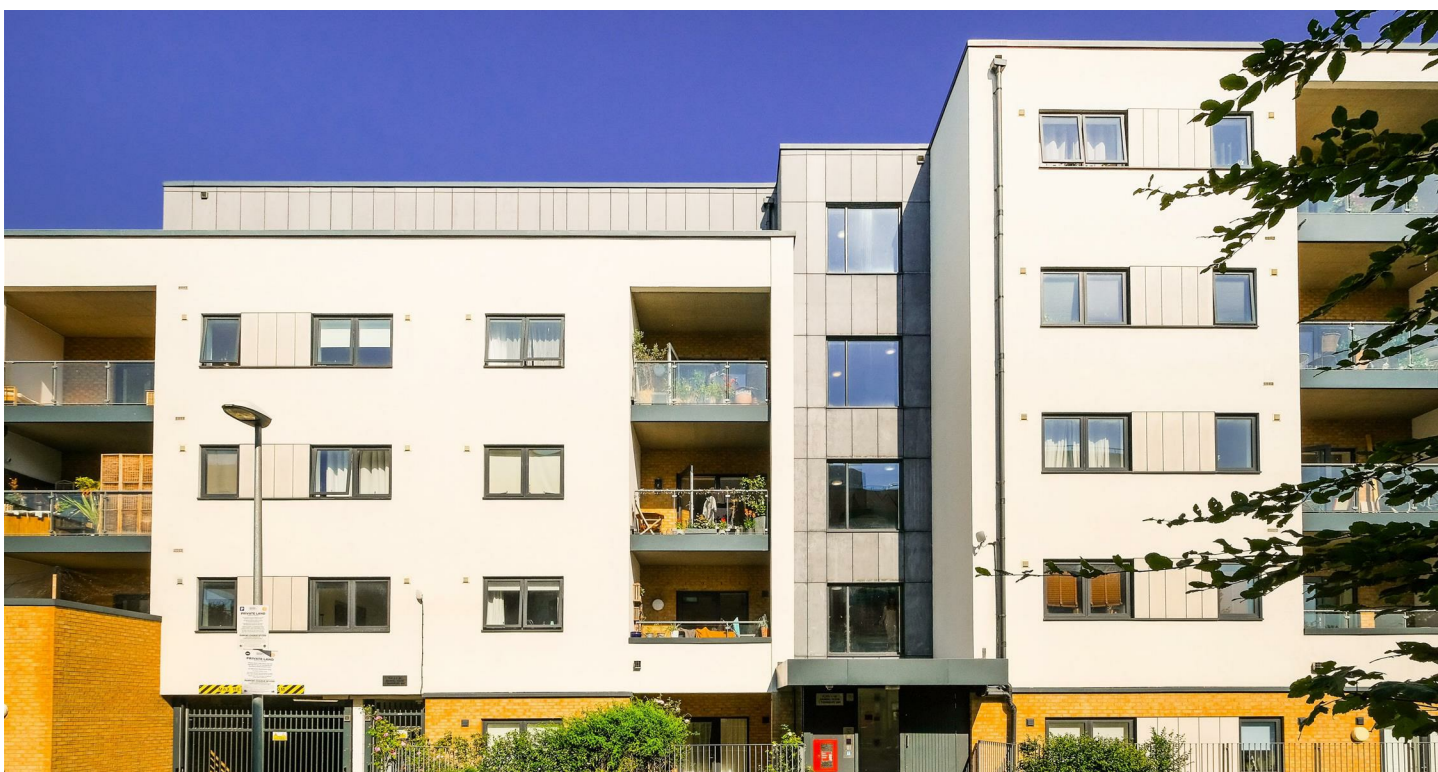




**CHURCHILL**  
estates



# Arundel House, Walthamstow

Guide Price £415,000

Tenure : Leasehold

Floor Area : 903.00 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) <b>A</b>                                 |                                                                                                               |           |
| (81-91) <b>B</b>                                   | <b>84</b>                                                                                                     | <b>84</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  |           |



This stunning modern flat offers a perfect blend of modern living and convenience. As you step into this property, you are greeted by a reception hall, having excellent storage and giving access to all rooms including a generous reception room/kitchen, ideal for entertaining guests or simply relaxing after a long day, either within the room or on the Personal Balcony. With two cosy bedrooms, this flat provides ample space for a small family, guests, or even a home office. The two bathrooms, including an en-suite, ensure that convenience is never compromised. The property's chain-free status makes the buying process smooth and hassle-free.

One of the standout features of this flat is its accessibility. Situated within access of Blackhorse Road station, excellent bus services as well as road access to the A406/A13 and M11 commuting to work or exploring the city couldn't be easier. Additionally, having access to the Wetlands offers a tranquil escape from the hustle and bustle of urban life.

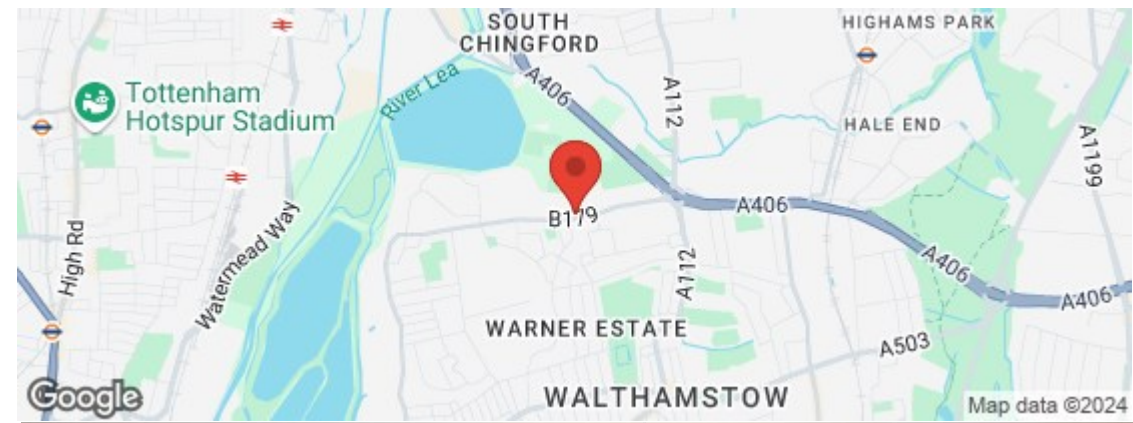
Don't miss this opportunity to own a beautiful flat in a sought-after location. Contact us today to arrange a viewing and take the first step towards making Arundel House your new home.



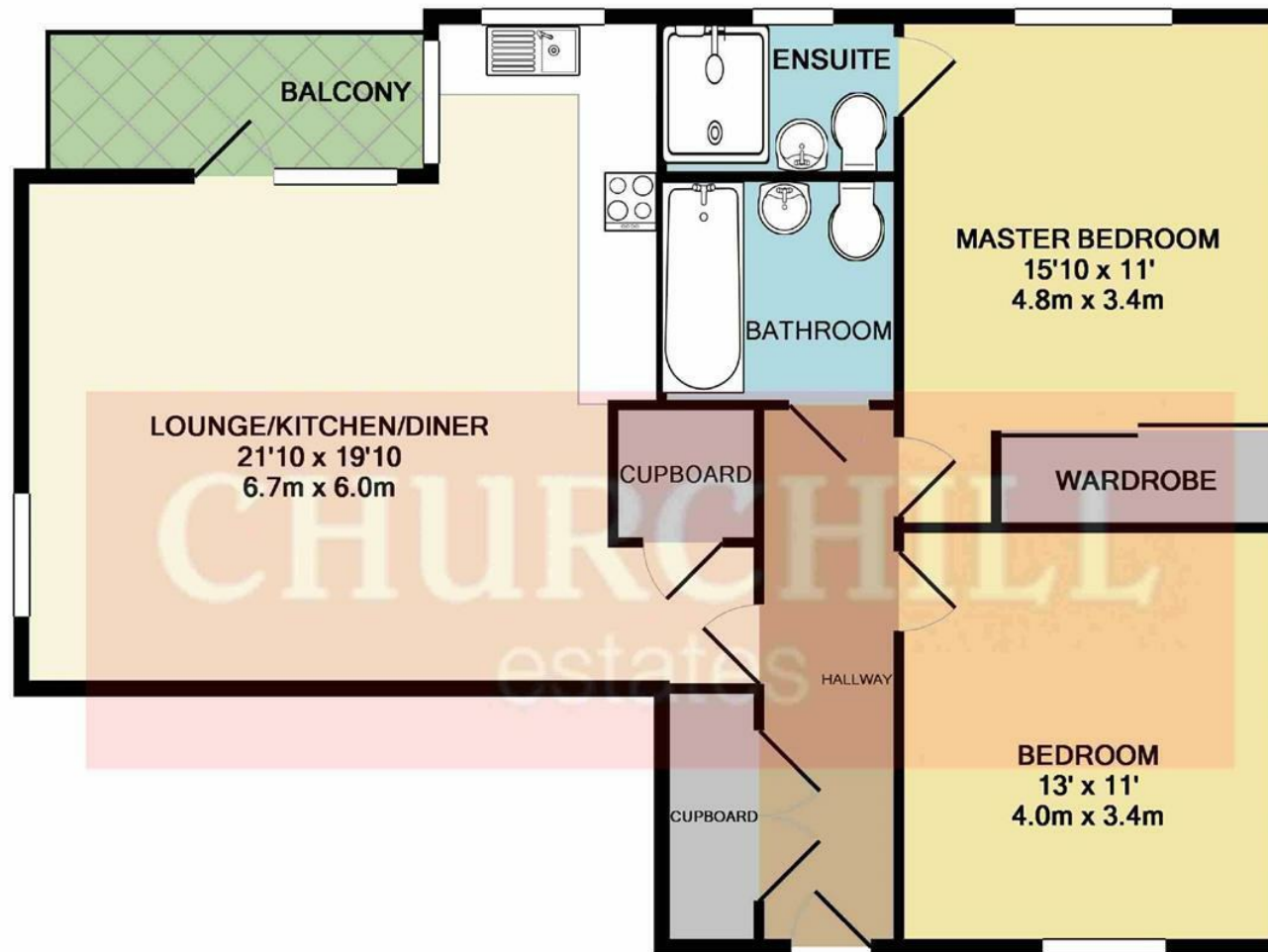




- chain free
- 2nd floor
- lift access
- accessible to Blackhorse Road Station
- two double bedrooms
- Balcony
- walking distance to the Wetlands
- easy access to the M11 & A406







TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 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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