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Mersey Road, Walthamstow

Offers In The Region Of
£500,000

Tenure : Leasehold

Floor Area : 790.00 sq ft

Local Authority : LBWF

Council Tax Band : B


Bedrooms : 2

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	60	65
(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 -£500,000

Offered with no ongoing chain is this Warner built Two double bedroom first floor maisonette, situated in this lovely tree lined turning being close to Lloyd Park, the William Morris Gallery and the extremely popular Lloyd Park Saturday market, whilst also being accessible to Walthamstow Central and Blackhorse Road stations, shopping facilities, bars and restaurants.

The property offers spacious accommodation arranged over the first floor, which has a bright lounge, whilst also two double bedrooms, modern kitchen, modern bathroom, gas central heating and good size shared garden. The property is being offered with a long lease, whilst also having the added bonus of being sold on a chain free basis. We have no doubt that this particular property will prove very popular.

Lease: 136 years remaining
Ground Rent: £100
Service Charge: £0
EPC D
Council Tax band B







- no onward chain
- long lease
- first floor
- Lloyd park location
- Two double bedrooms

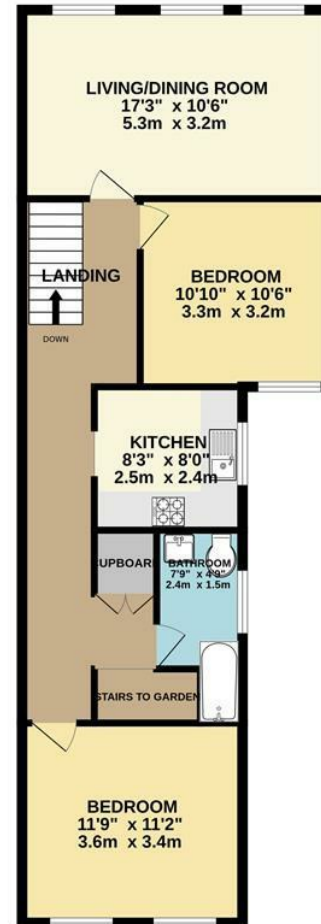




GROUND FLOOR
58 sq.m. (514 sq.ft.) approx.



1ST FLOOR
732 sq.m. (6937 sq.ft.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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To view call **0208 503 6060**

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