



CHURCHILL
estates



Lamorna Close,
Walthamstow

Offers In The Region Of
£290,000

Tenure : Leasehold

Floor Area : 517.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Welcome to this charming one-bedroom purpose-built flat located on Lamorna Close on the Walthamstow/Higham's Park borders. This property boasts a spacious reception room, perfect for relaxing or entertaining guests. The bedroom offers a cozy retreat, and the bathroom provides all the necessary comforts.

Situated in a sought-after area, this flat provides easy access to the vibrant Wood Street, where you can explore local shops, cafes, and restaurants. Additionally, nature enthusiasts will appreciate the short walk to the picturesque Epping Forest, ideal for leisurely strolls or outdoor activities.

One of the standout features of this property is the allocated parking spaces, ensuring convenience for residents with vehicles. Whether you're a first-time buyer looking to step onto the property ladder or seeking a cozy home in a bustling neighbourhood, this flat offers the ideal opportunity.

Don't miss out on the chance to make this lovely flat your own and enjoy all that Walthamstow has to offer. Contact us today to arrange a viewing and take the first step towards owning your perfect home.

TENURE: Leasehold

LEASE: 107 years

GROUND RENT: TBC

SERVICE CHARGE: 112.09 pm

LOCAL AUTHORITY: Waltham Forest

COUNCIL TAX BAND: B

EPC RATING: TBC





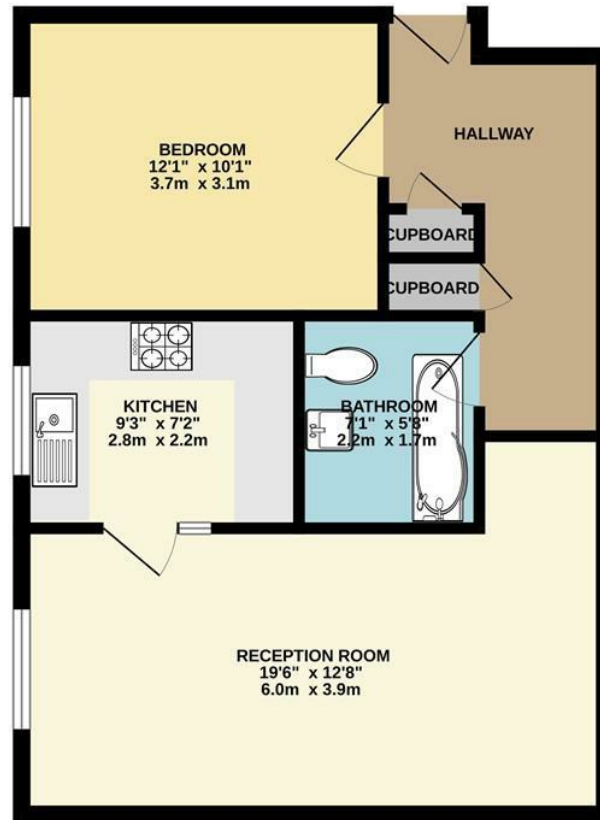


- Ideal first time purchase
- 107 year lease
- Easy access to Highams Park & Wood Street stations
- Allocated parking spaces
- Spacious Lounge
- Gentle stroll to Epping Forest





GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



LAMORNA CLOSE

TOTAL FLOOR AREA: 517 sq.ft. (48.0 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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