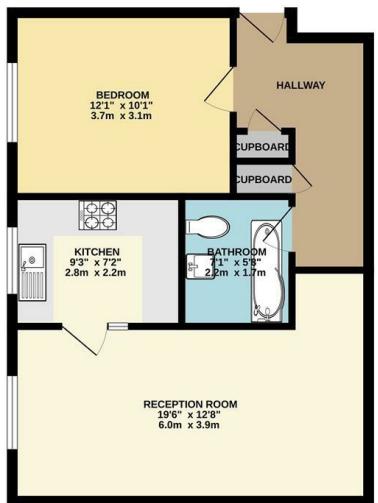


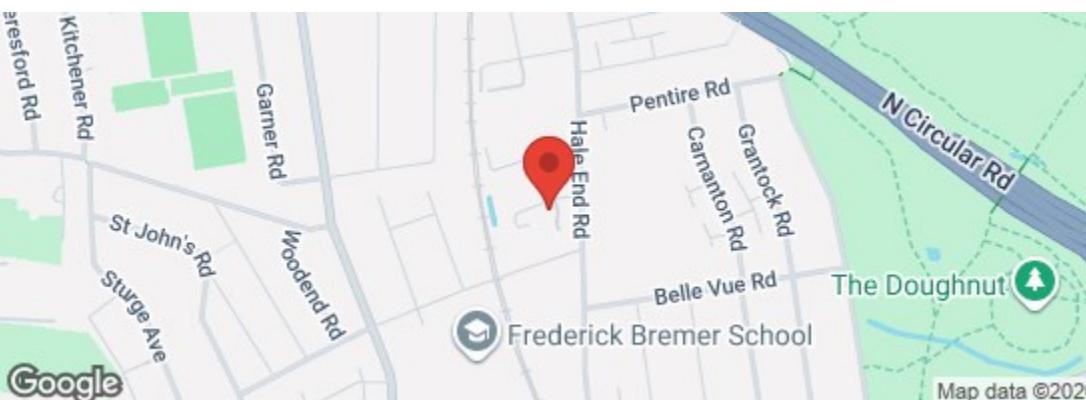
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



LAMORNA CLOSE  
TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and taken from the main entrance. Room names and dimensions are approximate only. Prospective purchasers are advised to check the floorplan for room sizes and to take their own measurements. The services, systems and appliances shown have not been tested and no guarantee is given to their condition. The services to the property have not been tested.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 517.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Lamorna Close, Walthamstow, E17 4DH  
Offers Over £275,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Welcome to this charming one-bedroom purpose-built flat located in 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 cosy 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 in search of a tranquil abode within a thriving community, this flat represents an exceptional opportunity. Do not miss the chance to secure this charming apartment and immerse yourself in the very best that Walthamstow has to offer. Contact us today to arrange a viewing and take the first step toward owning your ideal home.

TENURE: Leasehold  
LEASE: 107 years  
GROUND RENT: TBC  
SERVICE CHARGE: 112.09 pm  
LOCAL AUTHORITY: Waltham Forest  
COUNCIL TAX BAND: B  
EPC RATING: C74

