

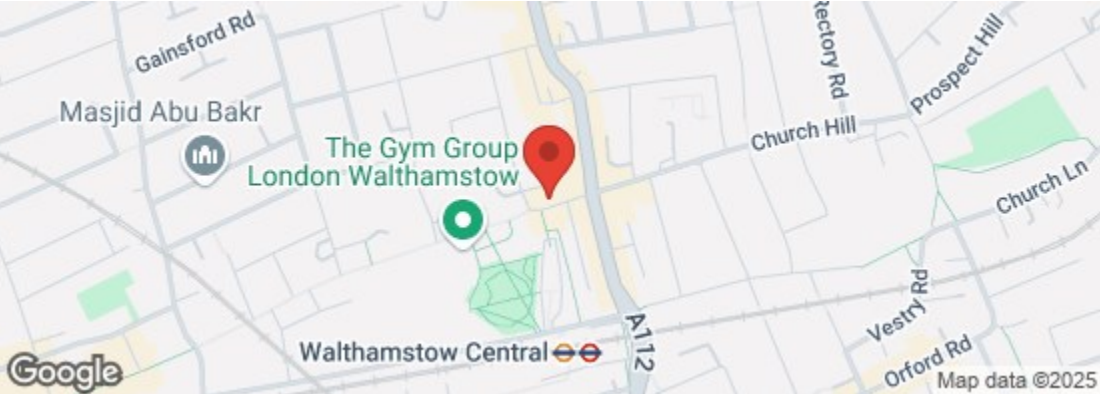
TOTAL APPROX. FLOOR AREA 422 SQ.FT. (39.2 SQ.M.)

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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Council: Waltham Forest | Council Tax Band: B | Floor Area: 422.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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Craig House, Walthamstow, E17 7FD  
Asking Price £350,000 Leasehold

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**





Nestled in the heart of Walthamstow, Craig House offers a splendid opportunity to acquire a modern, well-proportioned one-bedroom flat. Situated on the fourth floor, this delightful residence boasts panoramic views of London, providing a stunning backdrop to your daily life.

The flat features a spacious reception room, perfect for both relaxation and entertaining guests. The bedroom is thoughtfully designed to ensure comfort and tranquillity, while the bathroom is modern and functional. A notable highlight of this property is the charming balcony, where you can enjoy your morning coffee or unwind in the evening with a view of the vibrant cityscape.

Convenience is at your doorstep, as Walthamstow Central Station is just a short walk away, offering excellent transport links to the rest of London. This property is chain-free, making the purchasing process smoother and more straightforward. Additionally, the long lease provides peace of mind for future living.

Whether you are a first-time buyer or looking for a stylish investment, this flat at Craig House is an exceptional choice. With its modern amenities, prime location, and breathtaking views, it truly represents a unique opportunity in the bustling area of Walthamstow. Do not miss the chance to make this charming flat your new home.

