



Tower Mews, Walthamstow

Offers In Excess Of
£225,000

Tenure : Leasehold

Floor Area : 551.00 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		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ideally located in the heart of Walthamstow, just moments from Walthamstow Central (Victoria Line) and the bustling market, is this generously sized one bedroom, top floor flat, offered to the market chain free.

Perfect as a first-time purchase or investment opportunity, the property benefits from a prime position on top of a quiet commercial premises and includes its own allocated parking space. Accessed via a private external staircase at the rear, off Tower Mews, the flat enjoys a sense of privacy rarely found in such a central location.

Step inside to find a bright and spacious entrance hall with stairs leading up to the main accommodation.

Recently refurbished by the current owner, the property boasts a modern, open-plan living and kitchen area complete with integrated appliances, a generously sized double bedroom, and a stylish, fully tiled bathroom. Additional features include double glazing throughout and gas central heating, making this a true turnkey home.

This is a must-see property — contact a member of our sales team today to arrange your viewing and find out more.

Tenure: Leasehold

Lease: 125 from 25/12/1988 - 89 years remaining

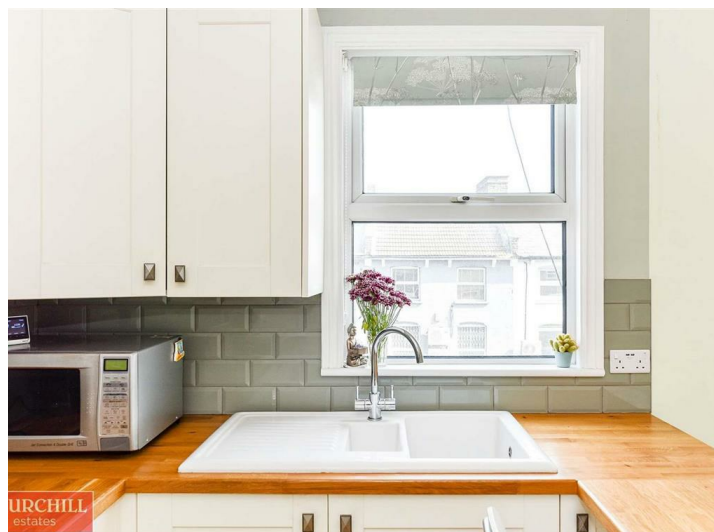
Ground Rent: £75 pa

Service Charge: Ad Hoc

EPC Rating: D 63

Local Authority: Waltham Forest

Council Tax Band: B

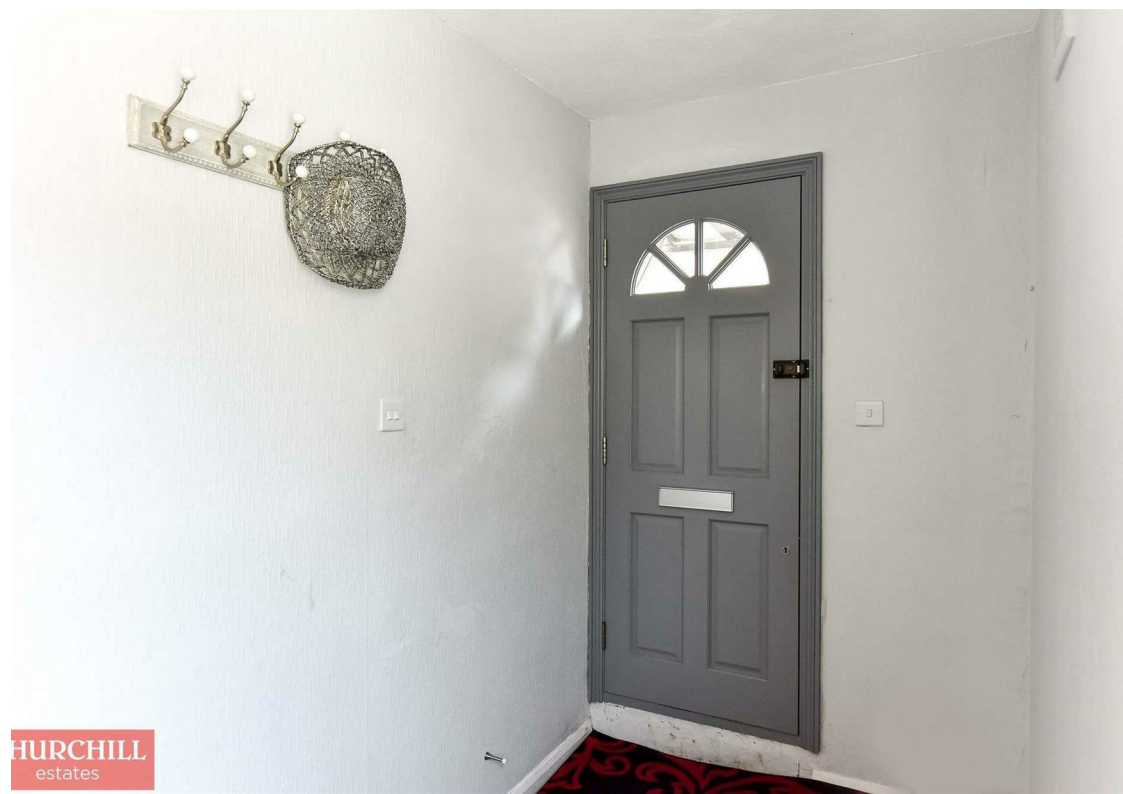
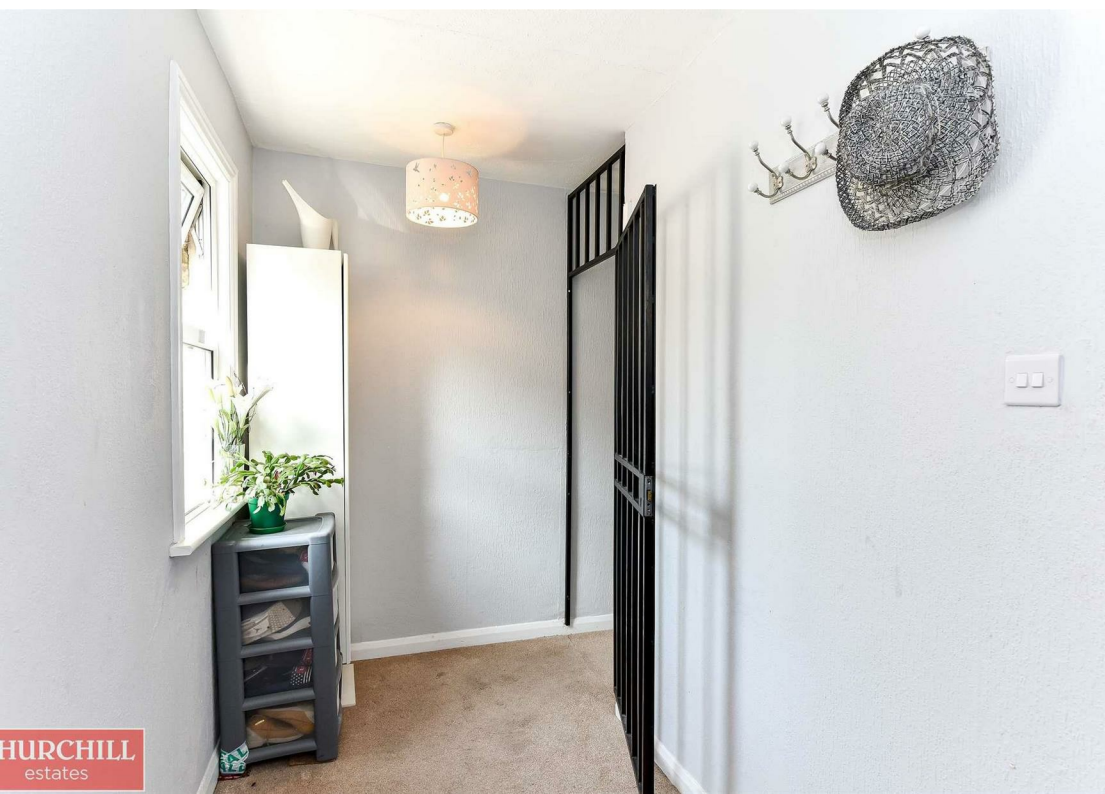




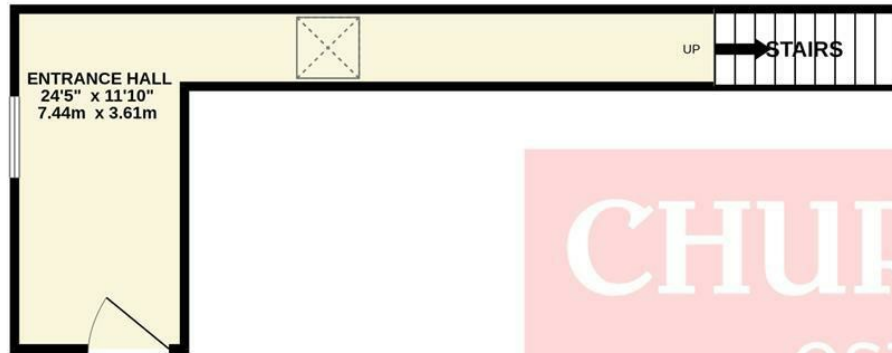


- Bright & Spacious Open-plan Living/Kitchen Area with Integrated Appliances
- One Bedroom Top Floor Flat in Central Walthamstow
- Modern, Fully Tiled Bathroom
- Comes with Allocated Parking Space
- Chain-free Sale – Perfect for First-time Buyers or Investors
- Just Minutes from Walthamstow Central (Victoria Line) and Walthamstow Market
- Generous Double Bedroom
- Double Glazed Windows & Gas Central Heating Throughout
- Private Access via Rear External Staircase off Tower Mews
- Positioned Above a Quiet Commercial Unit

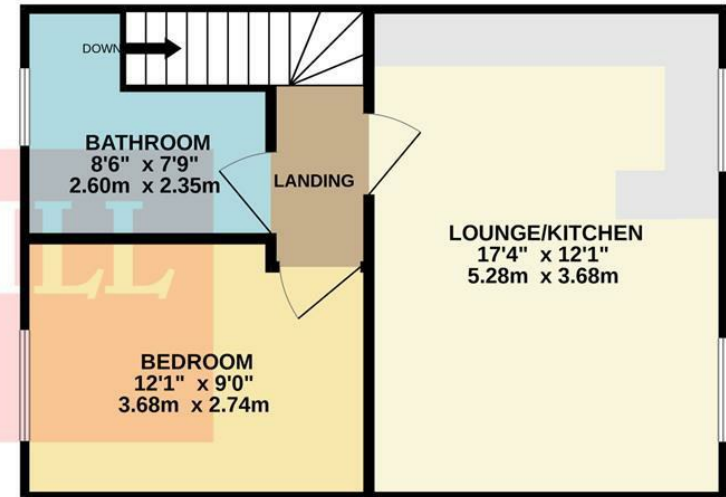




GROUND FLOOR
137 sq.ft. (12.7 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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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