



**CHURCHILL**  
estates

# Penrhyn Grove, Walthamstow

Guide Price £600,000

Tenure : Freehold

Floor Area : 722.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide price £600,000-£625,000. This end-terrace house set on an interesting Triangular shaped plot, affording an extensive frontage, offers accommodation currently arranged over two floors, with three bedrooms and family bathroom to the first floor and two reception rooms together with the kitchen to the ground floor, externally there are gardens to three sides of the property.

One of the standout features of this location is its accessibility to local attractions. The renowned William Morris Gallery is just a short stroll away, offering a glimpse into the rich artistic heritage of the area. Additionally, the beautiful Lloyd Park is nearby, providing a perfect setting for leisurely walks, picnics, or outdoor activities.

This property is not just a house; it is a home that offers a wonderful lifestyle in a vibrant community. With its excellent transport links and local amenities, Penrhyn Grove is an ideal choice for those looking to enjoy the best of Walthamstow living. Whether you are a first-time buyer or seeking a family home, this property is sure to impress.





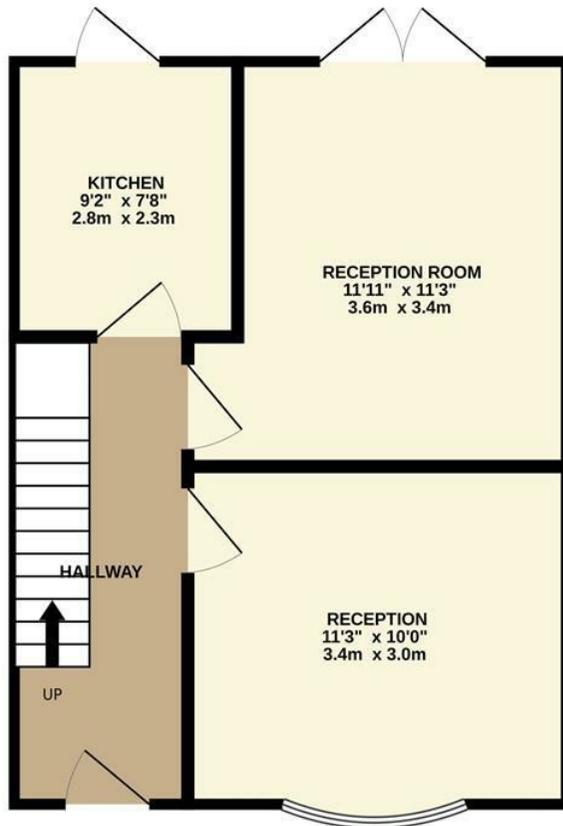


- Chain Free
- Three Bedrooms
- Two Reception Rooms
- Triangular Shaped Plot
- Lloyd Park Location
- End of Terrace
- First Floor Bathroom
- Fitted Kitchen
- Extensive Frontage
- Gas C/H & Double Glazed

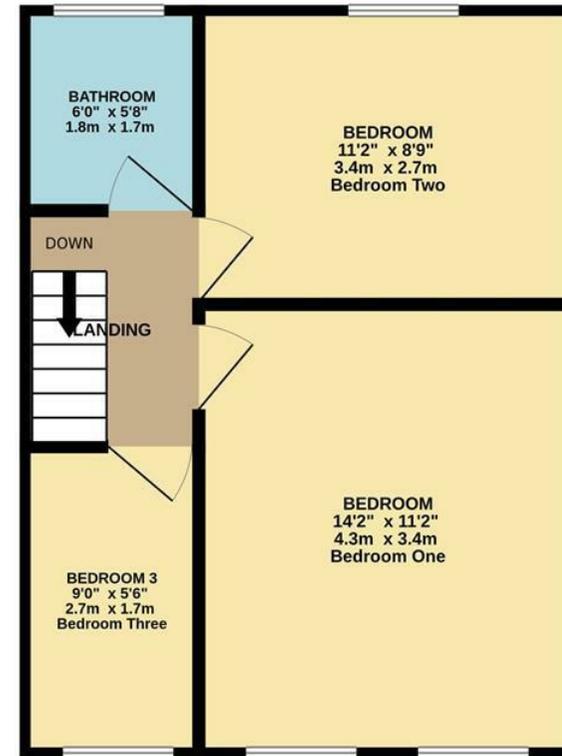




GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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