



CHURCHILL
estates



Winns Avenue, Walthamstow

Offers In The Region Of
£500,000

Tenure : Leasehold

Floor Area : 678.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This Ground Floor Ex-Warner Maisonette is offered with a share of the Freehold and located adjacent to the Entrance to Lloyd Park.

The property offers a generous, well presented 678 sq ft of living space, this maisonette providing ample room for relaxation and entertainment. The property's layout is perfect for those seeking a cosy yet functional living environment, ideal for individuals, couples or small families looking to settle in a welcoming community.

Situated close to the renowned William Morris Gallery, art and culture enthusiasts will find themselves immersed in creativity and history right on their doorstep. Additionally, the property's proximity to accessible stations makes commuting a breeze, ensuring convenience for those who need to travel for work or leisure.

Families will appreciate the convenience of having The Winns Primary School just across the road , offering quality education within reach. This location provides a perfect blend of tranquillity and accessibility, making it an ideal choice for those looking to enjoy the best of both worlds.

Don't miss out on this fantastic opportunity to own a lovely maisonette in a sought-after area of Walthamstow. Book a viewing today and envision the possibilities that this property holds for you!

TENURE: Share of Freehold

LEASE: 150 years from 29/09/1979 - 104 years remaining

GROUND RENT: Nil

SERVICE CHARGE: Nil

EPC RATING: D 59

LOCAL AUTHORITY: Waltham Forest

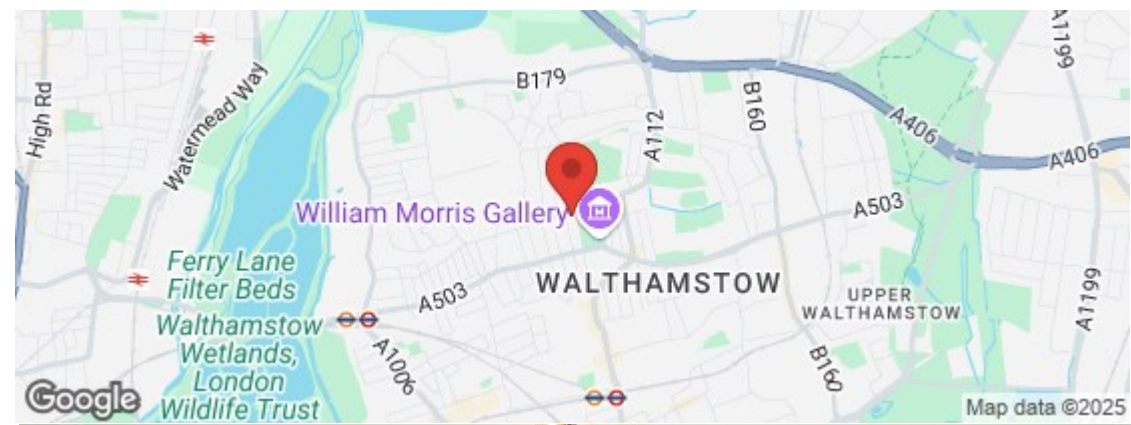
COUNCIL TAX BAND: B





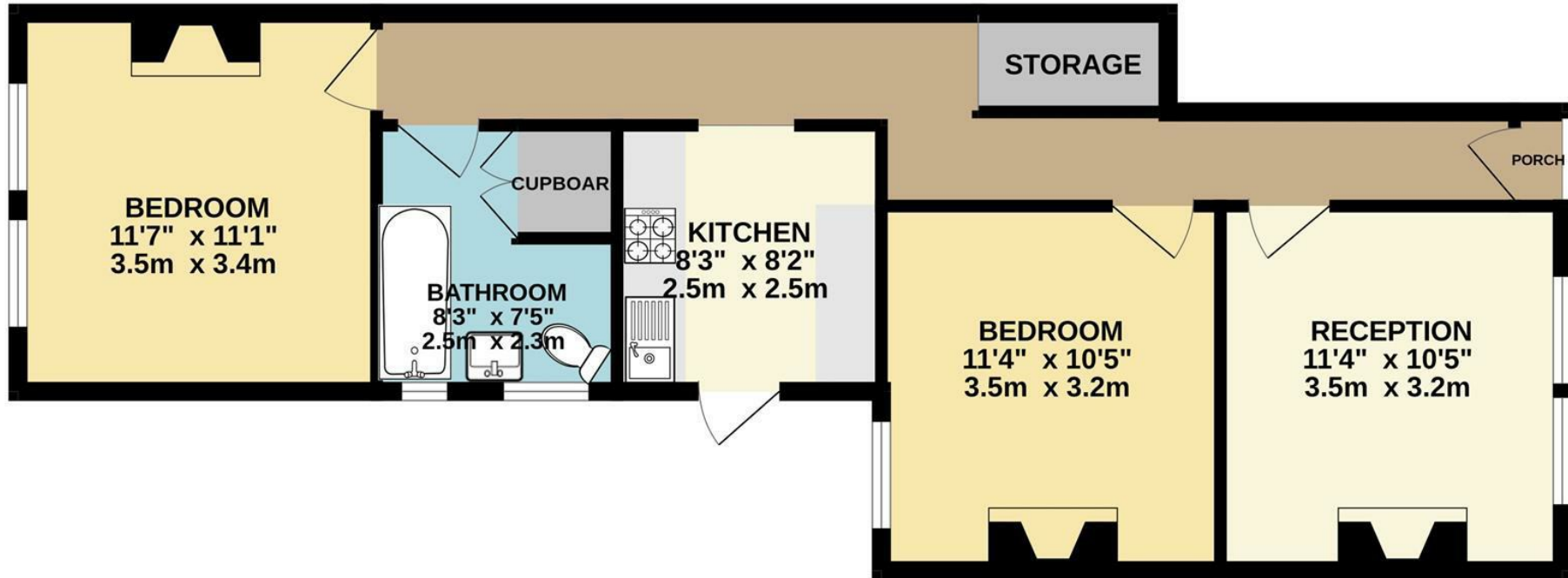


- Adjacent Lloyd Park
- Ground Floor
- Chain Free
- Own Section of Garden
- Accessible Stations
- Ex Warner
- Two Double Bedrooms
- Lease in excess of 100 Years
- Close William Morris Gallery





GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678sq.ft. (63.0 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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