



CHURCHILL
estates

St. Barnabas Road, Walthamstow

Guide Price £325,000

Tenure: Leasehold

Floor Area: 533.00 sq ft


Local Authority: Waltham Forest

Council Tax Band: B

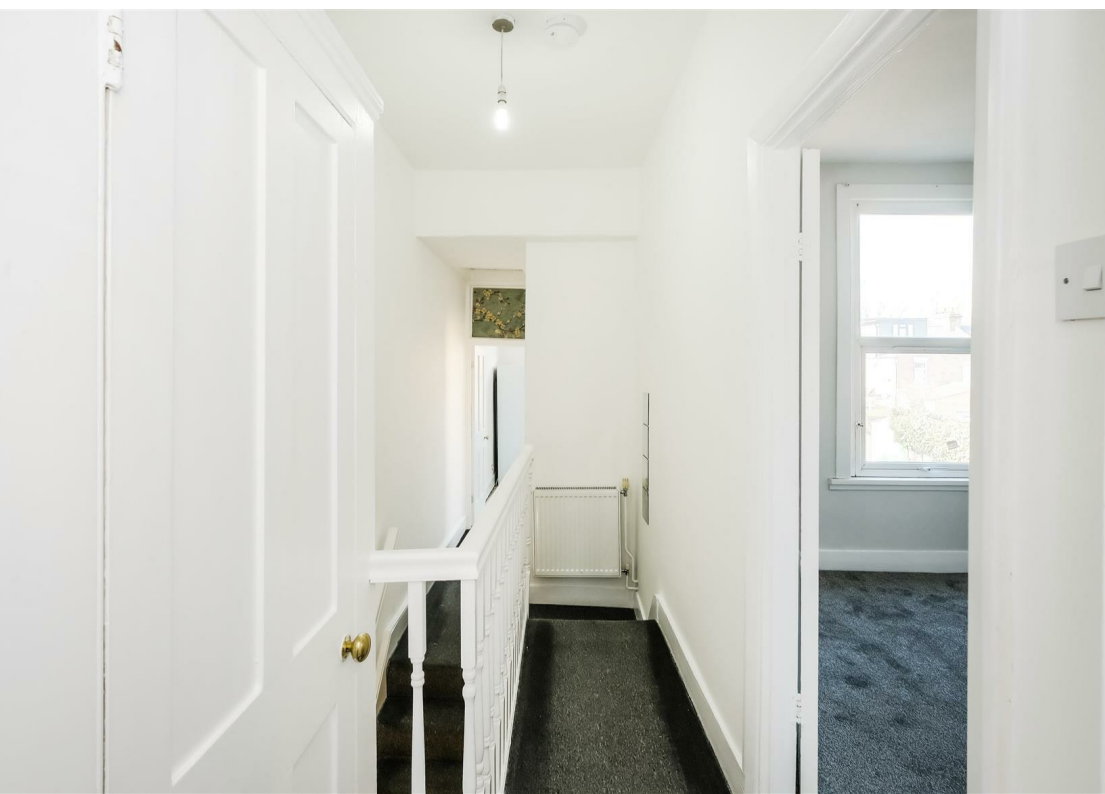
Bedrooms : 1

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	57	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Guide price £325,000 - £350,000. This First Floor Converted flat offers a perfect blend of comfort and convenience. Spanning an inviting 533 square feet, the property features a well-proportioned, dual aspect reception room that serves as an ideal space for relaxation or entertaining guests, the property also enjoys a newly fitted kitchen with built-in Oven & Hob, a Fitted bedroom and modern bathroom/wc

One of the standout features of this flat is its excellent location. Residents will appreciate the easy access to Walthamstow Central Station, making commuting to central London a breeze. Additionally, the vibrant Walthamstow Village is just a short walk away, offering a delightful array of cafes, restaurants, and local shops, perfect for leisurely weekends.

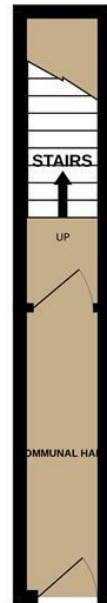
This property also presents great potential for future enhancement, with the possibility of loft extension, subject to planning permission. This opportunity allows for the potential to increase living space and add value to the home.

Whether you are a first-time buyer or looking for a sound investment, this flat on St. Barnabas Road is a wonderful choice. With its prime location and potential for growth, it is sure to attract those seeking a blend of urban living and community charm. Do not miss the chance to make this property your own.

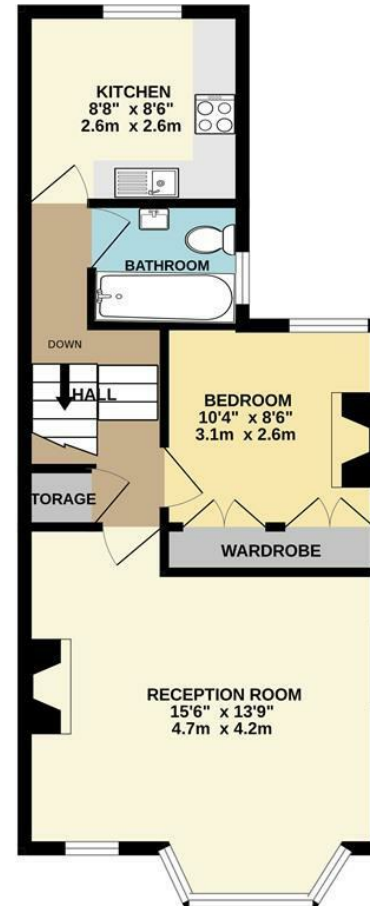




GROUND FLOOR
87 sq ft (8.1 sq m.) approx.



FIRST FLOOR
445 sq ft (41.4 sq m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 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 purchasers. 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**