



CHURCHILL
estates



Aubrey Road,
Walthamstow

Offers In Excess Of
£750,000

Tenure : Freehold

Floor Area : sq ft

Local Authority :

Council Tax Band :

Bedrooms : 3

Receptions : 1

Bathrooms : 2



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



Nestled on the charming Aubrey Road in Walthamstow, this refurbished house offers a perfect blend of living and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home. The immaculate condition of the house ensures that you can move in without the need for any immediate renovations.

The property boasts two contemporary bathrooms, along with an additional WC, providing ample facilities for both residents and guests.

One of the standout features of this property is the delightful balcony, which offers a lovely outdoor space to enjoy fresh air and sunshine, perfect for unwinding after a long day.

Conveniently located, this house is just a short distance from central Walthamstow and the overground line, ensuring easy access to the vibrant amenities of the area and excellent transport links to London and beyond.

Don't miss the chance to make this stunning house your new home.





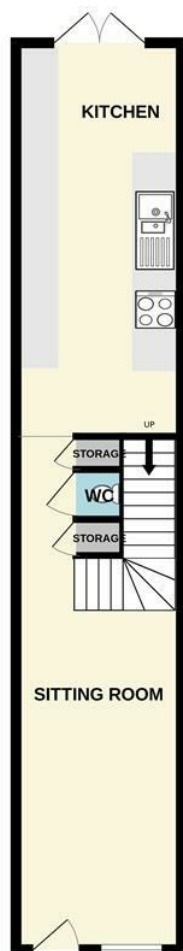


- 3 bedroom
- Close to central/ overground line
- Outside space garden
- Recently refurbished
- 2 bathroom 1 WC
- Balcony
- Immaculate condition

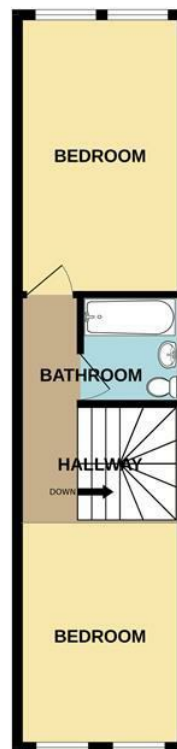




GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



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



2ND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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 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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