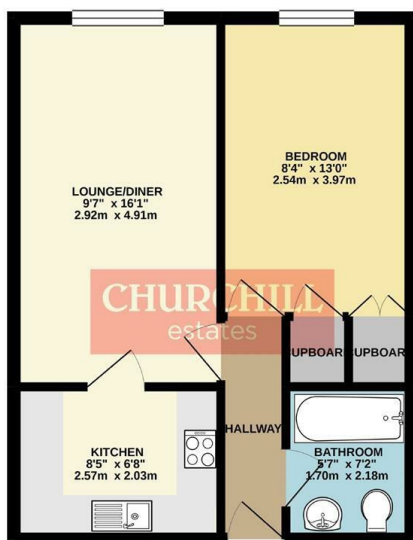




TOTAL FLOOR AREA: 396 sq ft. (36.8 sq m.) approx.

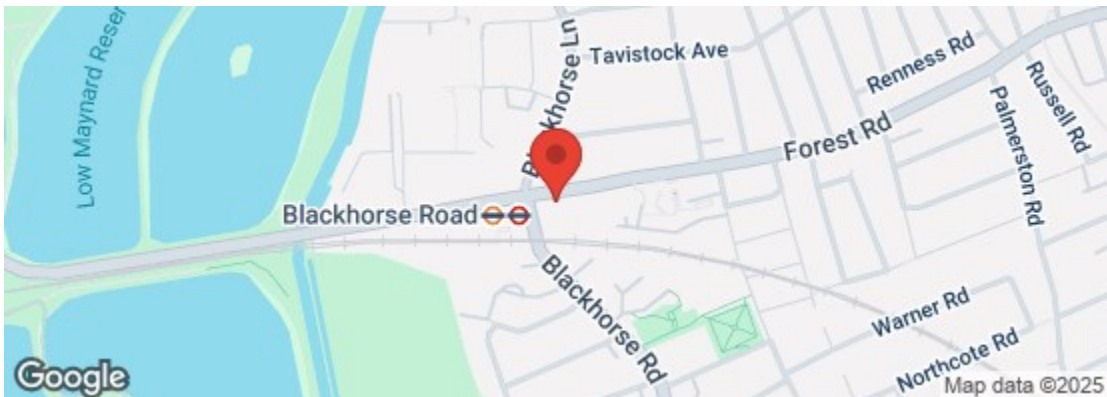
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made.

A large, multi-story brick building with a courtyard and green lawn. The building is constructed from light-colored bricks with horizontal bands of darker red bricks. It features numerous windows with dark frames and some arched entrances on the ground floor. The building is surrounded by a well-maintained green lawn and a paved path. There are some trees and bushes in the foreground and along the path. The sky is overcast.

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Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	80	84
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Nestled in the heart of Walthamstow, this modern top floor flat at Latchingdon Court offers a delightful living experience in a gated development. With one spacious double bedroom, this purpose-built property is perfect for individuals or couples seeking a comfortable and contemporary home.

As you enter the flat, you are greeted by a well-designed reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The modern fitted kitchen is equipped with all the essentials, making meal preparation a pleasure. The flat also boasts a stylish bathroom, designed with modern fixtures to enhance your daily routine.

The property benefits from electric heating, ensuring a warm and cosy environment throughout the year. Located just a short distance from Blackhorse Road Station, commuting to central London and beyond is both convenient and efficient, making this flat an excellent choice for those who work in the city.

Available unfurnished from late November, this flat presents a blank canvas for you to personalise and make your own. With its modern features and prime location, this property is not to be missed. Whether you are a first-time buyer or looking to rent, this flat offers a fantastic opportunity to enjoy the vibrant lifestyle that Walthamstow has to offer.

