



TOTAL FLOOR AREA: 861sq ft (80.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing, we accept no responsibility for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The agent, its agents and agents shall have no liability for any errors or omissions.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 861.00 sq ft

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	



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.



CHURCHILL
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Markhouse Road, London, E17 8BG
Asking Price £400,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**

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Nestled on the vibrant Markhouse Road in Walthamstow, this charming first-floor flat offers a delightful blend of comfort and convenience. Boasting three spacious double bedrooms, this property is perfect for families or professionals seeking ample living space. The well-appointed reception room provides a welcoming area for relaxation and socialising.

One of the standout features of this flat is its long lease, offering to potential buyers. The location is particularly advantageous, as it is situated close to a variety of local amenities. Additionally, St James Street station is within easy reach, providing excellent transport links for those commuting into central London or exploring the wider area.

This flat presents an excellent opportunity for anyone looking to enjoy the vibrant lifestyle that London has to offer, all while residing in a comfortable and well-located home. Whether you are a first-time buyer or looking to move, this flat on Markhouse Road is certainly worth viewing.

