



WHERE STANDARDS MATTER

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Blackhorse Road, London, E17

**** 2 Bedroom First Floor Flat** ** Fitted Kitchen** ** Bathroom** ** Gas C/H** ** Garden (see photos) as the garden is currently not divided, please see plan showing garden area belonging to the flat ** ** No Onward Chain** ** Lease ** ** Council Tax B** ** EPC Rating D**

Asking Price £415,000 (L)



Blackhorse Road, Walthamstow, E17

Reception 1



Kitchen



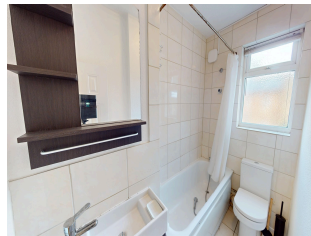
Bedroom 1



Bedroom 2



Bathroom



Small Garden



Parking

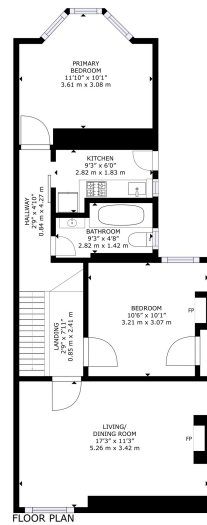
Double Glazing

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D	62	
39-54	E		
24-38	F		
1-23	G		

Charming 2-Bedroom First Floor Maisonette Welcome to this delightful 2-bedroom first floor maisonette, perfect for first-time buyers or investors. This property features a fitted kitchen, a bathroom, offering a fantastic opportunity to add your personal touch. The maisonette boasts outdoor stairs leading from the kitchen to a private garden, providing a lovely outdoor space for relaxation and entertaining. ****Transport Links:**** Conveniently located, this property offers excellent transport links, making commuting a breeze. The nearest train station is just a short walk away, providing easy access to central London and surrounding areas. Additionally, several bus routes are available nearby, connecting you to various parts of the city. ****Local Schools:**** Families will appreciate the proximity to well-regarded local schools, ensuring quality education options for children of all ages. Some of the nearby schools include [insert local schools here]. Don't miss out on this fantastic opportunity to own a charming maisonette in a desirable location. Contact us today to arrange a viewing!

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GROSS INTERNAL AREA
FLOOR PLAN: 378 sq. ft., 34 sq. m.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.