



TOTAL FLOOR AREA: 1216sq ft (113.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other dimensions are approximate and are not intended to be used for any legal, taxation or insurance purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, square and cubic contents have not been tested and no guarantee as to their quantity or efficiency can be given. Made with MyHome 2024.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1216.32 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.



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