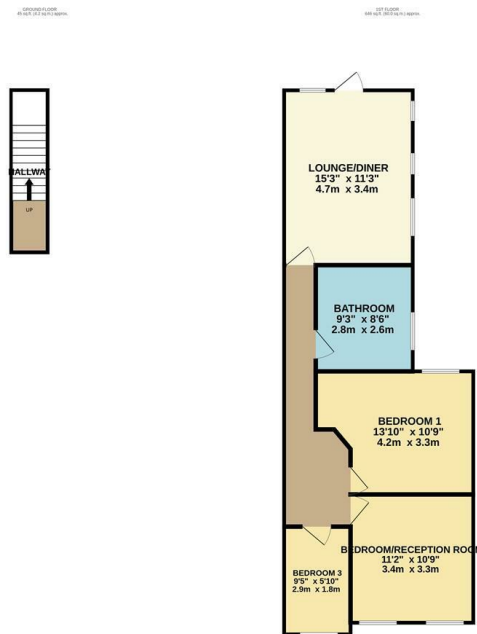




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TOTAL FLOOR AREA: 691 sq. ft. (64.2 sq. m) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent does not warrant the accuracy of the floor plan and does not guarantee its accuracy. The agent does not warrant the accuracy of the floor plan and does not guarantee its accuracy. The agent does not warrant the accuracy of the floor plan and does not guarantee its accuracy.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 691.00 sq ft

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Warner Road, Walthamstow, E17 7DY
Offers In Excess Of £535,000 Leasehold

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

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		74	79
	EU Directive 2002/91/EC		

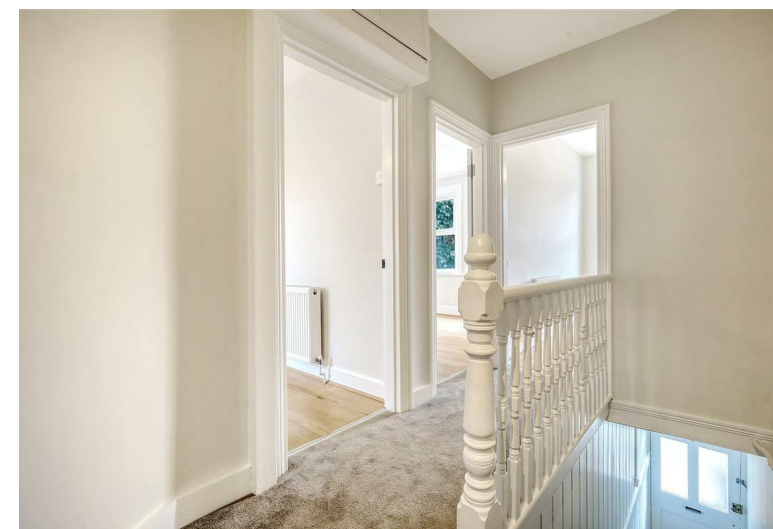


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Offers in excess of £535,000

Located on Warner Road in the vibrant area of Walthamstow, this charming first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Spanning an impressive 691 square feet, this three-bedroom Warner maisonette is offered on a chain-free basis, making it an ideal choice for both first-time buyers and investors alike.

Upon entering, you will find an inviting kitchen diner that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a seamless flow throughout the home. The property features three bedrooms, perfect for accommodating family or guests, alongside a modern bathroom that meets all your daily needs.

One of the standout features of this property is its own private rear garden, offering a tranquil outdoor space to unwind or enjoy al fresco dining during the warmer months. The long lease adds to the appeal, providing peace of mind for future living or investment.

Location is key, and this flat does not disappoint. A short walk will take you to Blackhorse Road station, where you can easily access the Victoria Line, ensuring swift travel into central London. Additionally, you are just moments away from Walthamstow's renowned outdoor market, one of the longest in Europe, as well as the picturesque Walthamstow Wetlands, perfect for leisurely strolls and nature enthusiasts.

In summary, this delightful flat on Warner Road offers a blend of comfort, convenience, and outdoor charm, making it a must-see for anyone looking to settle in the heart of Walthamstow.

