



**CHURCHILL**  
estates

# Alexandra Road, Walthamstow

Offers In Excess Of  
£260,000

Tenure: Leasehold

Floor Area: 504.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Nestled in the vibrant area of Walthamstow, this charming one-bedroom first-floor apartment on Alexandra Road offers a delightful living experience. The property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom provides a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors.

One of the standout features of this apartment is its chain-free status, making the buying process smoother and more straightforward. The location is particularly appealing, situated near the boundary of Markhouse Road, which provides easy access to local amenities and transport links.

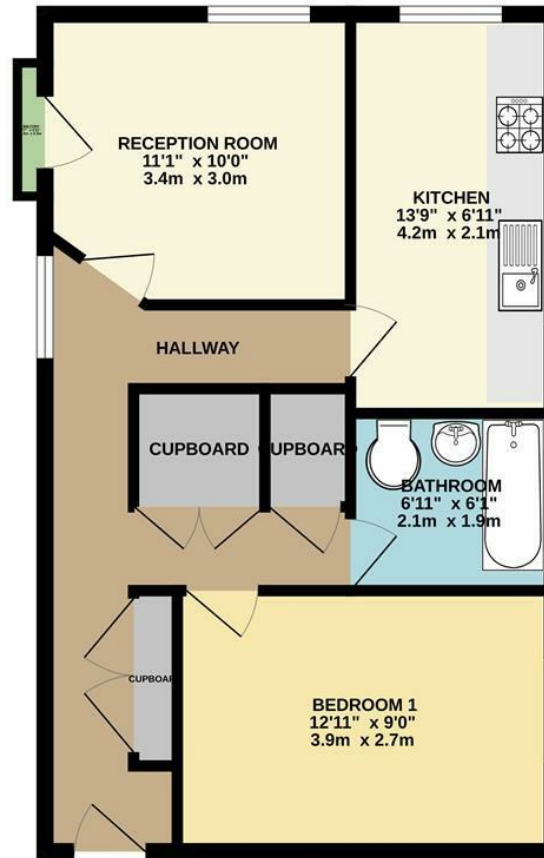
For those who enjoy cycling, the property is in close proximity to the Lea Bridge Road cycle lanes, promoting an active lifestyle and offering a convenient route for commuting or leisurely rides. Additionally, parking is available, which is a valuable asset in this bustling area.

This apartment presents an excellent opportunity for first-time buyers or investors looking to enter the Walthamstow property market. With its desirable location and practical features, this flat is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.





GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.  
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