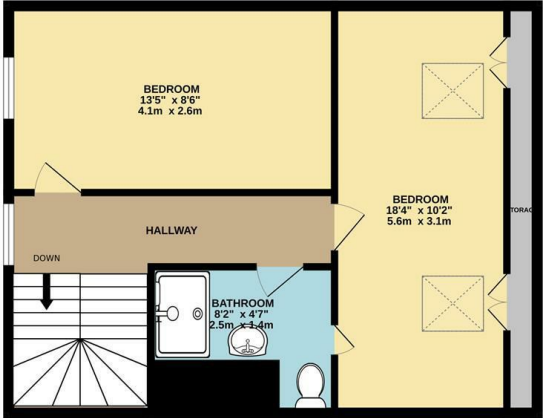
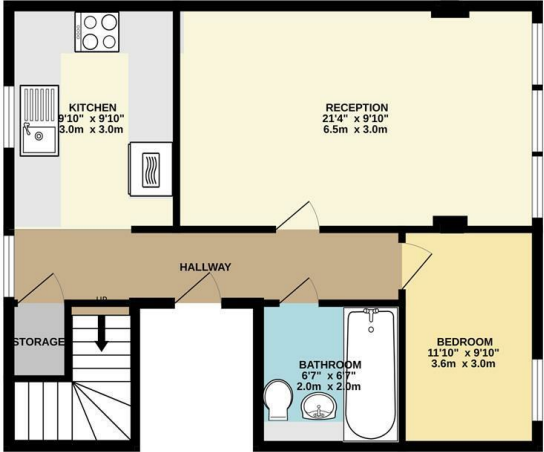




FIRST FLOOR
398 sq.ft. (37.0 sq.m.) approx.

SECOND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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Exmouth Road, Walthamstow, E17 7QG
Price Guide £450,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

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	

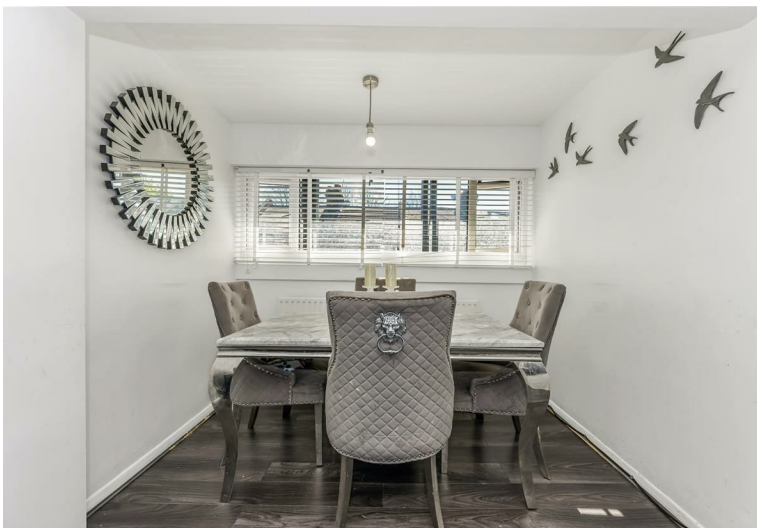


The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information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



Only by an internal inspection can this well-presented three bedroom first floor split level flat be fully appreciated, the property has been thoughtfully extended into the loft, creating generous and flexible living accommodation in a highly sought-after location. One of the loft rooms enjoys contemporary skylights, filling the space with natural light and making it ideal as a main bedroom, guest room or home office.

The beautifully presented accommodation offers a spacious lounge/diner, modern fitted kitchen, tiled bathroom and bedroom/dining room whilst to the upper level there are two generous bedrooms and modern shower room, benefitting from gas fired central heating, double glazing, security entry phone system and secure gated resident parking, this property ticks all the boxes.

Perfectly positioned just a short walk from Walthamstow Queen's Road & Walthamstow Central Stations, the flat is an excellent choice for commuters, with London Overground services as well as Victoria Line being just a short walk away. The property also benefits from secure gated car parking, a valuable asset in this popular urban area, offering both convenience and peace of mind.

