



LAMORNA CLOSE
TOTAL FLOOR AREA: 517 sq ft (48.0 sq m) approx.
We have shown this house with the intention of showing the layout of the property. Measurements are for information only and should not be relied upon for any purpose. The actual layout and dimensions may vary from those shown on the plan. We are not responsible for any errors or omissions. The information is provided for general information only and should not be relied upon for any purpose. The information is provided for general information only and should not be relied upon for any purpose. The information is provided for general information only and should not be relied upon for any purpose.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 517.00 sq ft



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Lamorna Close, Walthamstow, E17 4DH
Offers Over £275,000 Leasehold

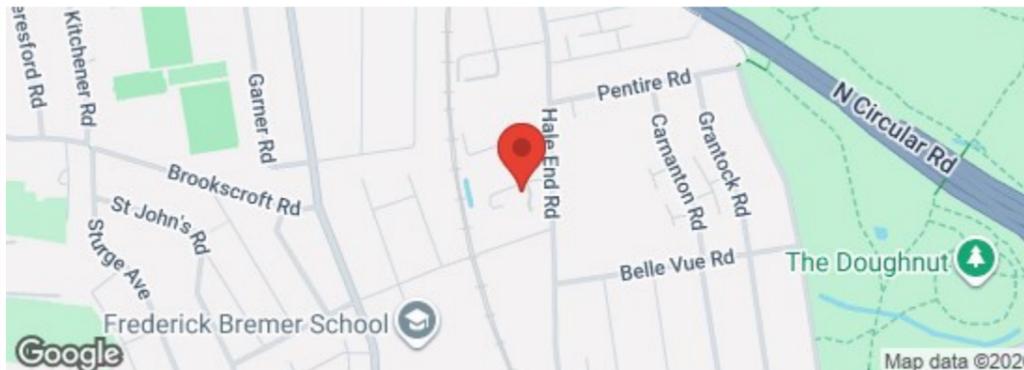
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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.



Welcome to this charming one-bedroom purpose-built flat located in Lamorna Close on the Walthamstow/Higham's Park borders. This property boasts a spacious reception room, perfect for relaxing or entertaining guests. The bedroom offers a cosy retreat, and the bathroom provides all the necessary comforts. Situated in a sought-after area, this flat provides easy access to the vibrant Wood Street, where you can explore local shops, cafes, and restaurants. Additionally, nature enthusiasts will appreciate the short walk to the picturesque Epping Forest, ideal for leisurely strolls or outdoor activities.

One of the standout features of this property is the allocated parking spaces, ensuring convenience for residents with vehicles. Whether you're a first-time buyer looking to step onto the property ladder or in search of a tranquil abode within a thriving community, this flat represents an exceptional opportunity.

Do not miss the chance to secure this charming apartment and immerse yourself in the very best that Walthamstow has to offer. Contact us today to arrange a viewing and take the first step toward owning your ideal home.

TENURE: Leasehold
 LEASE: 107 years
 GROUND RENT: TBC
 SERVICE CHARGE: 112.09 pm
 LOCAL AUTHORITY: Waltham Forest
 COUNCIL TAX BAND: B
 EPC RATING: C74

