

CHURCHILL
estates





Hatherley House, Westbury Road, Walthamstow

Offers In The Region Of
£375,000

Bedrooms: 3 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 648.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B









Welcome to Hatherley House, a charming three-bedroom split-level flat located on Westbury Road in the vibrant area of Walthamstow. This purpose-built flat, which boasts an older yet timeless character, offers a wonderful opportunity for those seeking a comfortable and spacious home.

As you enter the property, you will be greeted by a generous reception room that provides an inviting space for relaxation and entertaining. The flat features three well-proportioned bedrooms, ensuring ample room for family or guests. The layout is thoughtfully designed, allowing for a seamless flow throughout the living areas.

The property includes a bathroom that caters to your everyday needs, and the spacious rooms throughout the flat create a sense of openness and light. Additionally, the flat comes with the added benefit of a garage en bloc, providing convenient parking and extra storage options.

Situated just a short walk from Walthamstow Central Bus Station, this location offers excellent transport links, making it easy to explore the wider area and beyond. With 81 years remaining on the lease, this property is offered on a chain-free basis, allowing for a smooth and straightforward purchase process.

Hatherley House presents a fantastic opportunity for first-time buyers, families, or investors looking to secure a property in a thriving community. Do not miss the chance to make this delightful flat your new home








11-14
WESTBURY
HOUSE







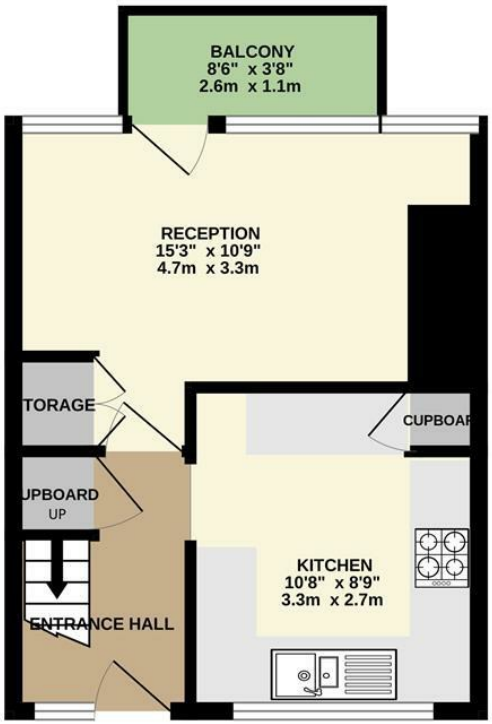




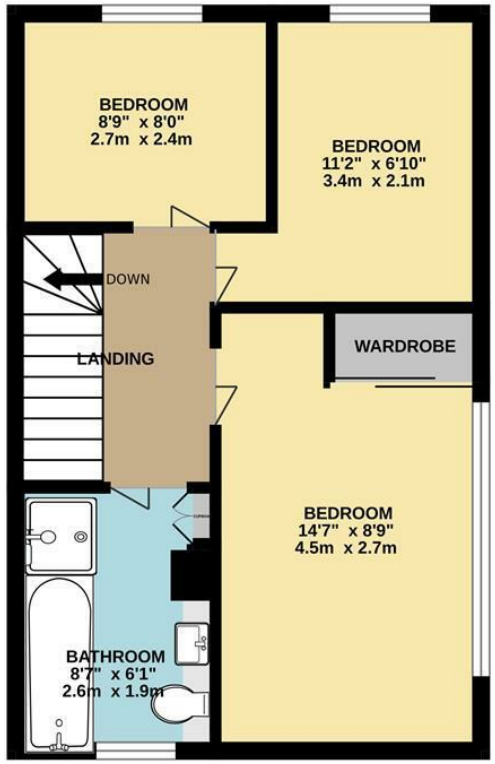




FIRST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



SECOND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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Energy Efficiency Rating

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

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To view call **0208 503 6060**

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