



**CHURCHILL**  
estates

# Lamorna Close, Walthamstow

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Offers Over £265,000

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Bedrooms: 1 | Receptions: 1 | Bathrooms: 1

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Tenure: Leasehold

Floor Area: 517.00 sq ft

Local Authority: Waltham  
Forest

Council Tax Band: B

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- Ideal first time purchase
- Generously Sized Reception Room
- 107 Year Lease
- Well-proportioned bedroom
- Easy Access to Higham's Park & Wood Street stations
- Gentle stroll to Epping Forest
- Allocated Parking Spaces





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

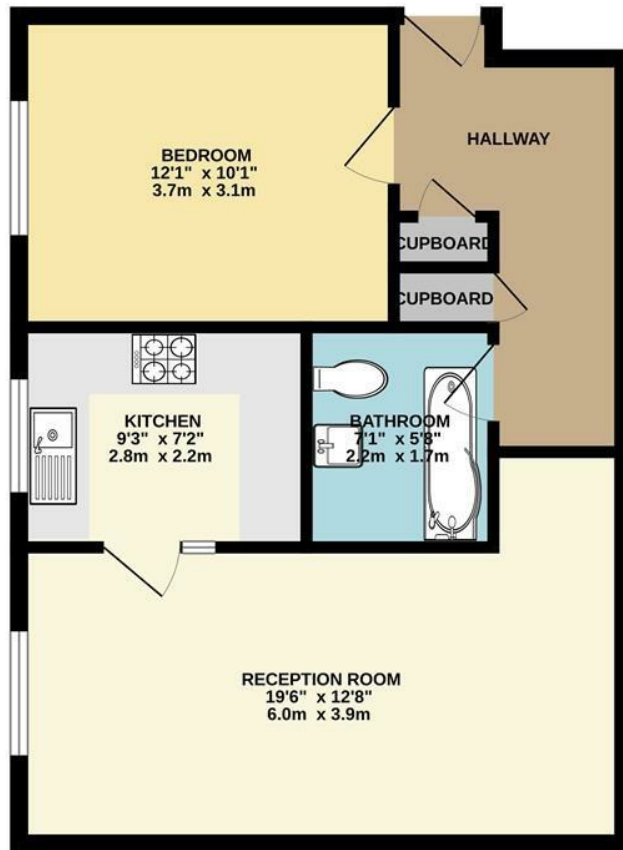








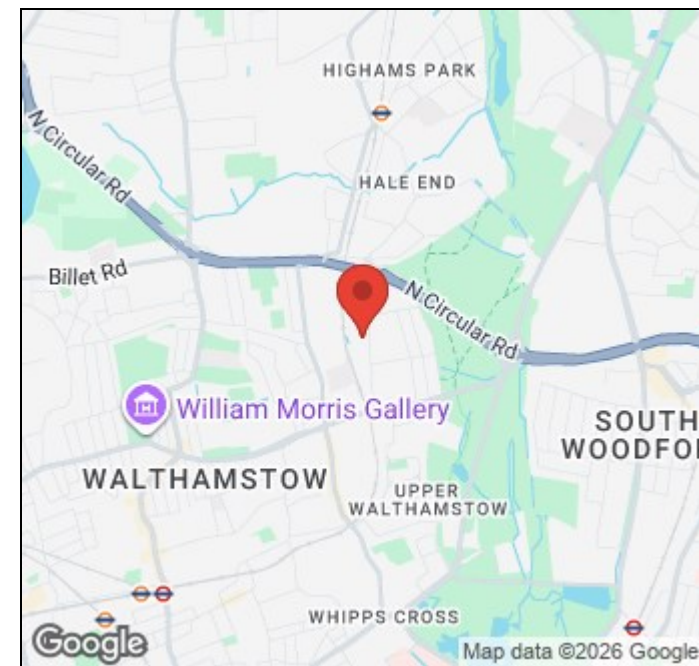
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



LAMORNA CLOSE

TOTAL FLOOR AREA: 517 sq.ft. (48.0 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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### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</b>                  | <b>77</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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To view call **0208 503 6060**

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