







# Grant House, Walthamstow

Guide Price £475,000

Tenure : Leasehold

Floor Area : 796.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	







Guide price £475,000-£500,000. Churchill Estates are delighted to offer this Modern 796 sq ft Two Double Bedroom First Floor Apartment located in Central Walthamstow minutes from Walthamstow Central Station with its Victoria Line and Overground links providing for fantastic access across the City, Walthamstow's Bus Terminal, Local Restaurants/Bars, Cycle Routes and Market with Walthamstow Village and the popular Lloyd Park also easily accessible.

This energy efficient apartment (EPC Rating B86) is offered with a lease in excess of 225 years and features generous hallway storage and handy utility cupboard, security video entrance phone, modern 22ft open-plan living/kitchen/dining room with integrated appliances and provides access onto an enclosed private balcony. The master bedroom boasts fitted wardrobes and a modern en suite shower room, a generously sized second double bedroom and modern bathroom suite complete the accommodation. The apartment is heated by hot water underfloor heating system, features a heat recovery system and is fully double glazed. The development enjoys well-kept communal gardens, secure cycle store and lift service to all floors.

The Scene is an exciting development of contemporary apartments, restaurants, a multiplex cinema and public and private urban spaces. Delivering modern, sustainable apartment living, The Scene is located in the heart of Walthamstow, with exceptional links to the City and West End.

\*\*\*Please Note The Scene is a non-parking development\*\*\*

Council Tax Band - C

EPC rating - B

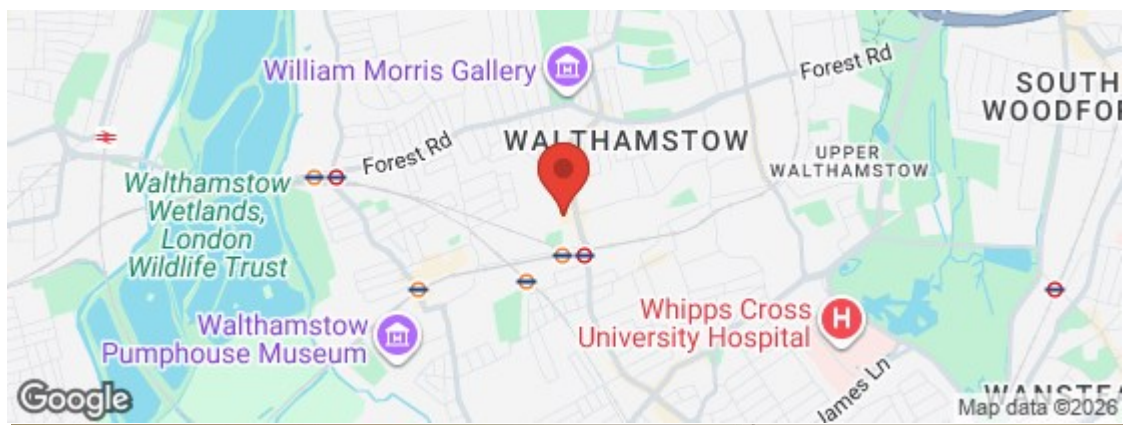




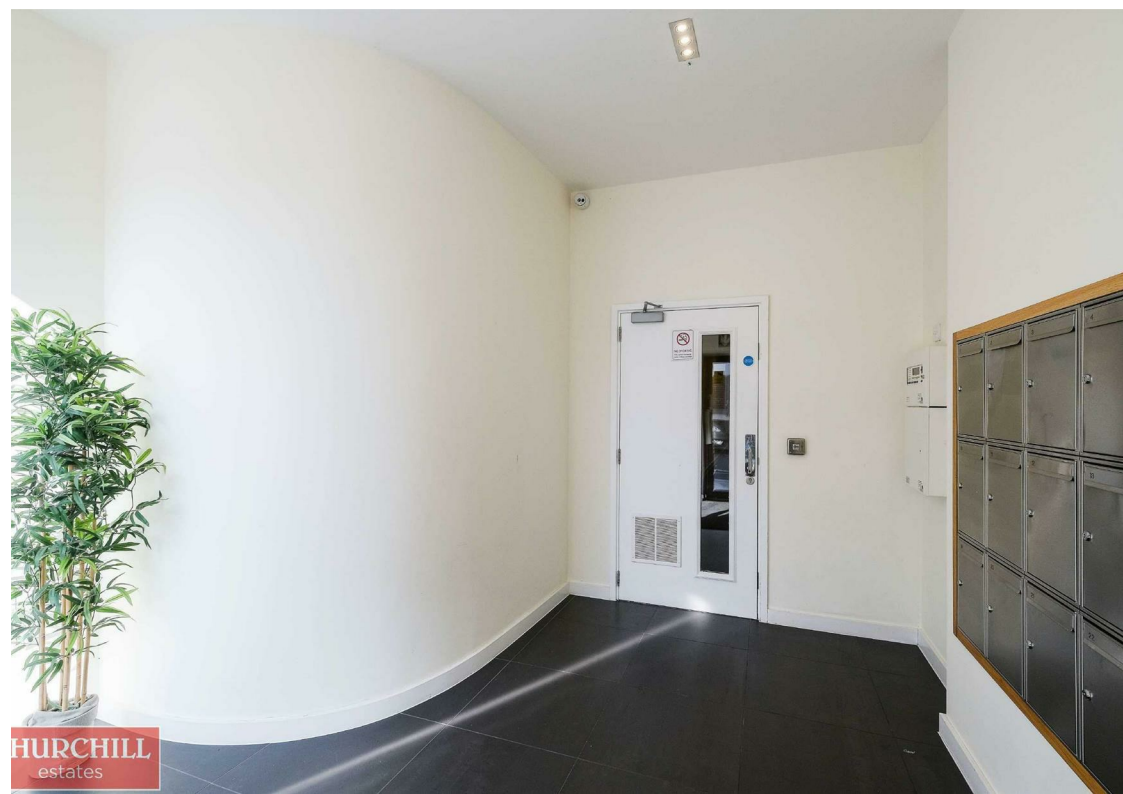




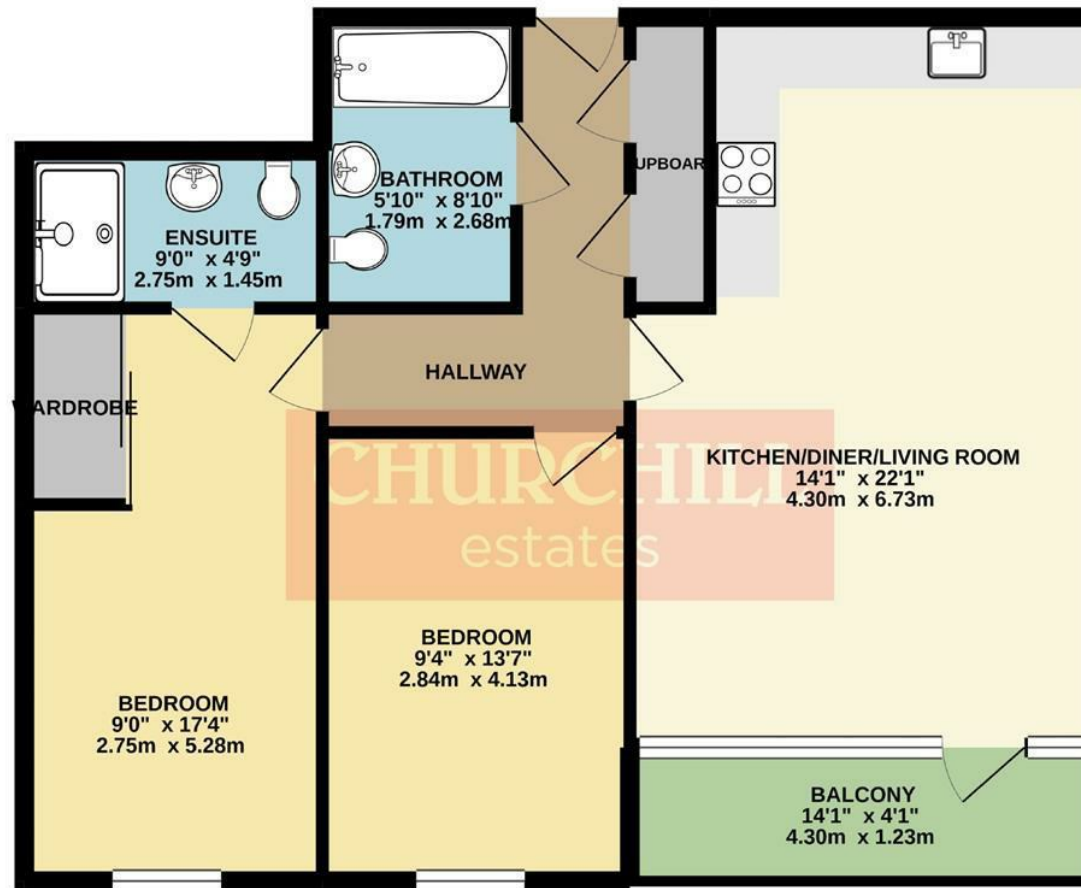
- chain free
- Two Double Bedroom
- Modern Development
- Private Balcony
- Modern Kitchen
- moments away from Walthamstow Central Station
- First Floor Apartment
- EPC rating B
- Video Entry
- 796 sq ft accommodation







FIRST FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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.  
Made with Metropix ©2021.

Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

To view call **0208 503 6060**

**CHURCHILL**  
estates