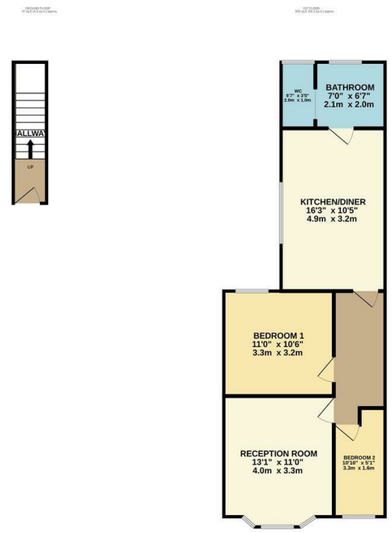
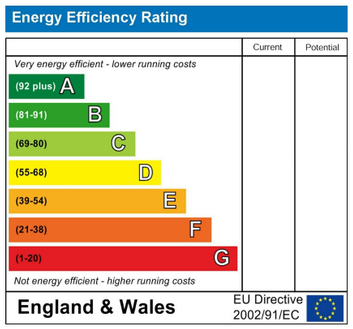
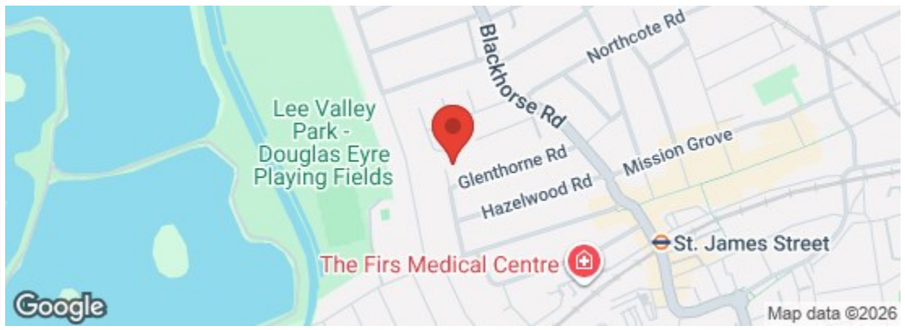


TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

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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Council: Waltham Forest | Council Tax Band: B | Floor Area: 652.00 sq ft





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.

CHURCHILL estates



CHURCHILL estates

Haroldstone Road, Walthamstow, E17 7AN

Asking Price £395,000 Leasehold

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





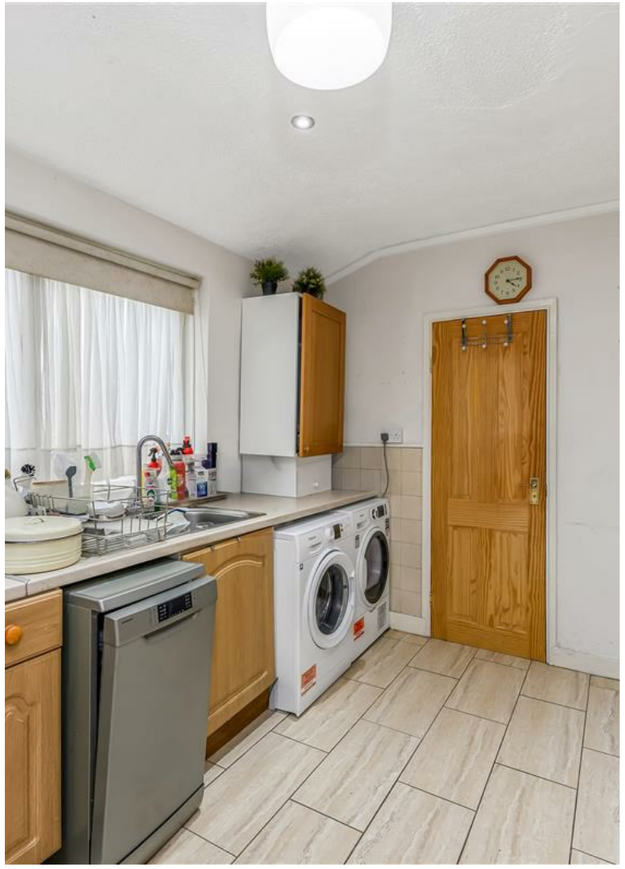
Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**









Nestled on Haroldstone Road in the vibrant area of Walthamstow, this charming two-bedroom flat is a delightful first-floor Victorian conversion. Perfectly situated near Coppermill Lane and just a short stroll from St James Street Weaver Line Station, this property offers both convenience and character, making it an ideal choice for first-time buyers.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, ensuring ample space for comfortable living. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the new lease that will be granted upon completion, providing peace of mind for prospective buyers. The surrounding area is rich in green spaces, with plenty of parks nearby, including the stunning Walthamstow Wetlands, perfect for leisurely walks and enjoying nature.

This flat not only offers a wonderful living space but also the opportunity to immerse yourself in the lively community of Walthamstow, known for its eclectic mix of shops, cafes, and cultural attractions. With its blend of modern convenience and Victorian charm, this property is a fantastic opportunity for those looking to make their first step onto the property ladder. Don’t miss the chance to view this lovely home.