43
CHURCHILL
estates

Clarendon Road, Walthamstow

Asking Price £465,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 592.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

- Chain Free
- Village borders
- Short Walk to Walthamstow Central Victoria Line Station
- Two double bedrooms
- Garage en bloc
- Refurbished throughout
- First floor
- Lease in excess of 900 years

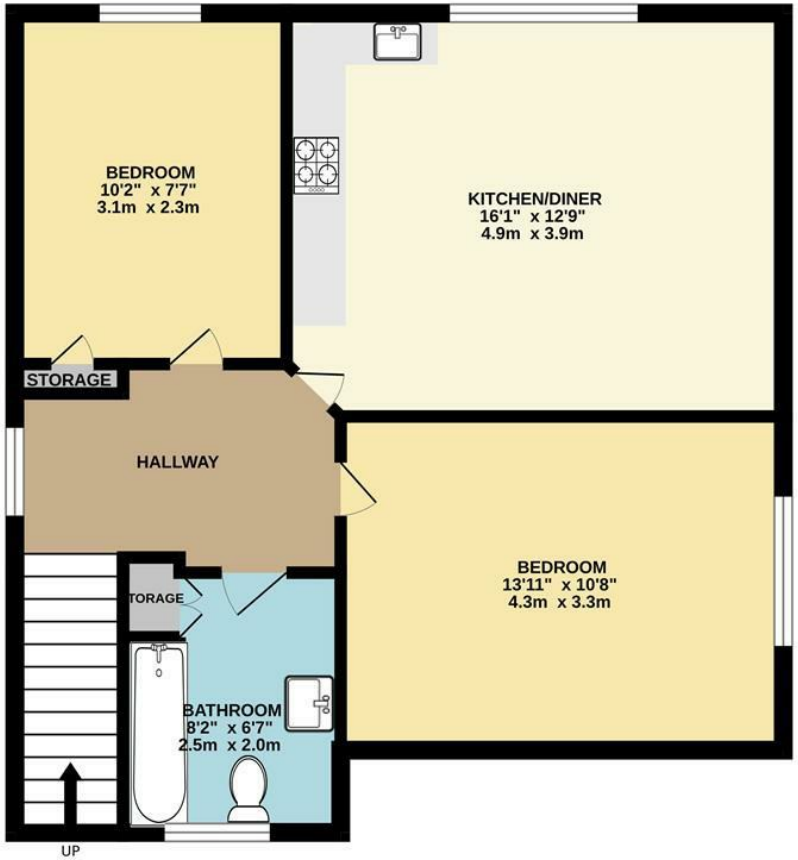
Located on the charming Clarendon Road, this delightful upper maisonette offers a perfect blend of modern living and convenience. Situated on the borders of Walthamstow Village, this property is presented to the market on a chain-free basis, making it an ideal choice for both first-time buyers and those looking to downsize.

This spacious first-floor maisonette boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming hub for entertaining guests or enjoying quiet evenings at home. The property has been refurbished throughout, ensuring a fresh and contemporary feel that is ready for you to move in and make your own.

One of the standout features of this maisonette is the garage en bloc, offering valuable additional storage or parking space. With a lease in excess of 900 years, you can enjoy peace of mind knowing that this property offers long-term security.

Location is key, and this maisonette does not disappoint. A short walk will take you to Walthamstow Central Station, providing excellent transport links to London and beyond. The vibrant atmosphere of Walthamstow Village, with its array of shops, cafes, and parks, is also within easy reach, making this property a perfect base for enjoying the best of urban living.

FIRST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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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