



CHURCHILL
estates



Litchfield Court, Walthamstow

Offers In Excess Of
£280,000

Tenure : Leasehold

Floor Area : 441.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B


Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Welcome to this charming top-floor one-bedroom flat located in the heart of Walthamstow Central, at Litchfield Court, Ghandi Close. This modern purpose-built flat is presented in excellent condition, making it an ideal choice for first-time buyers or those seeking a investment property.

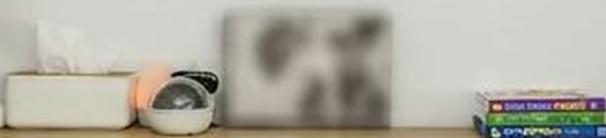
As you enter, you will find a well-proportioned reception room that offers a warm and inviting space for relaxation or entertaining guests. The flat features a spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring convenience and comfort.

One of the standout features of this property is the loft storage, which provides ample space for your belongings, helping to keep your living area tidy and organised. The bedroom features floor to ceiling fitted wardrobes offering excellent storage in a stylish package. Additionally, residents can enjoy the communal gardens, a lovely outdoor space perfect for unwinding or socialising with neighbours.

The location is particularly advantageous, with easy access to Walthamstow Central and the Victoria Line, making commuting to central London a breeze. The vibrant local area offers a variety of shops, cafes, and parks including access to the ever popular Walthamstow village, ensuring that all your daily needs are met within close proximity.

This delightful flat combines modern living with a prime location, making it a fantastic opportunity for anyone looking to settle in Walthamstow. Do not miss the chance to make this lovely property your new home in Walthamstow.



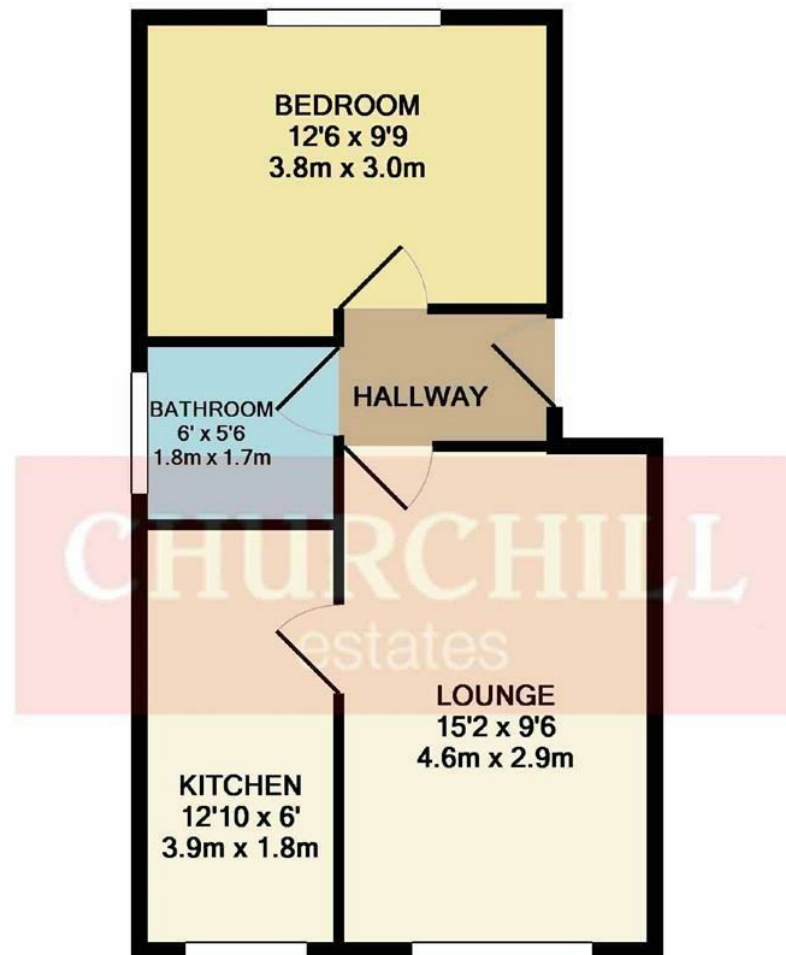




- Top Floor One Bedroom Apartment
- Easy Access to Walthamstow Central Victoria Line & Weaver line stations
- Immaculately Presented
- Quiet Residential Development
- Loft Storage
- Communal Gardens & Parking
- Ideal First Time Purchase
- Long Lease
- Modern Kitchen and Bathroom
- Floor to Ceiling Fitted Wardrobes







TOTAL APPROX. FLOOR AREA 396 SQ.FT. (36.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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To view call **0208 503 6060**

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