

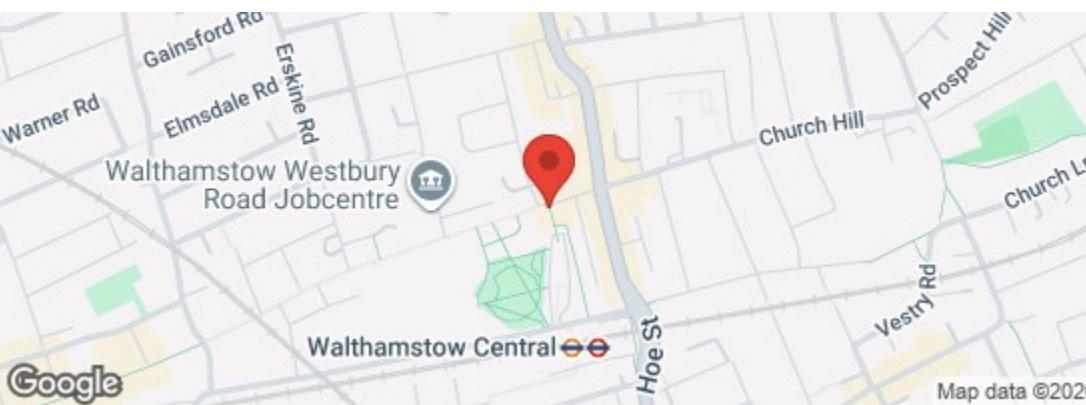
THIRD FLOOR  
1214 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. We have not tested any fixtures or services and no guarantee is given as to their operability or efficiency. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 1214.00 sq ft

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



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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**  
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High Street, Walthamstow, E17 7FD  
Guide Price £475,000 Leasehold

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



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Nestled on the vibrant High Street in Walthamstow, this charming two-bedroom, two bathroom apartment offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxing as well as entertaining guests. With two well-appointed bedrooms, it provides ample space for both individuals and families alike.

One of the standout features of this apartment is the large dual aspect balcony, which catches morning sun and looks out onto the Communal gardes. The apartment is in very good condition, ensuring that you can move in with ease and enjoy your new home from day one.

Location is key, and this property does not disappoint. Situated close to the UNDERGROUND AND BUS station, commuting to London or exploring the wider area is both quick and convenient. Walthamstow itself is known for its lively atmosphere, with a variety of shops, restaurants, and parks nearby, making it a wonderful place tp settle down.

In summary, this two-bedroom apartment on High Street is a fantastic opportunity for anyone seeking a modern, comfortable and well-located home in Walthamstow. With its excellent condition, spacious layout, and proximity to transport links, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this property your own.

