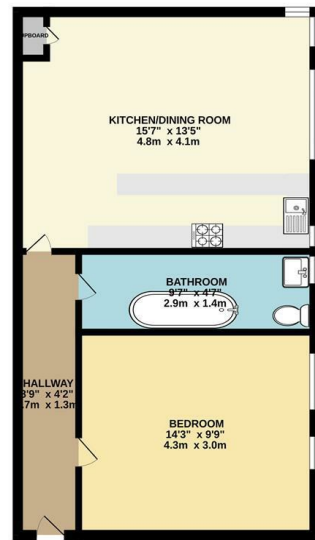




GROUND FLOOR  
510 sq. ft. (47.3 sq. m.) approx.



TOTAL FLOOR AREA: 510 sq. ft. (47.3 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various, options and approvals shown have not been tested and approved. Made with Housplan 12.020

Council: Waltham Forest | Council Tax Band: B | Floor Area: 510.00 sq ft

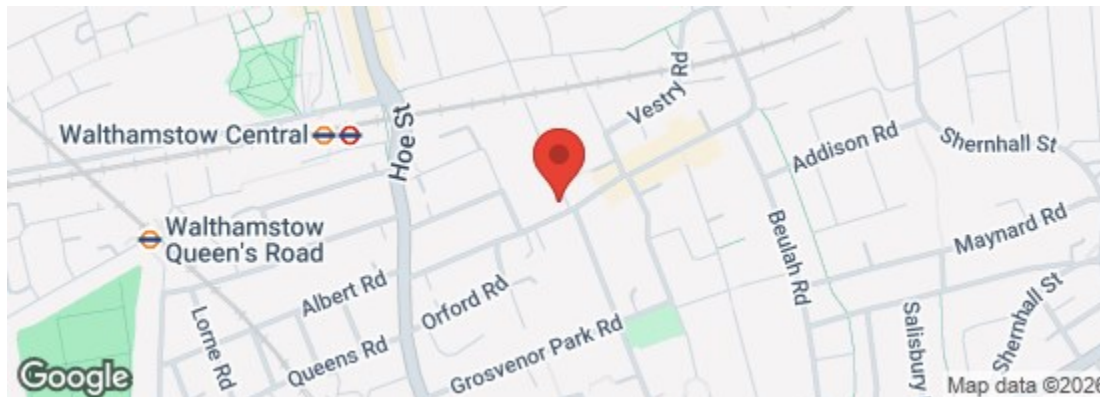


**CHURCHILL**  
estates

8 West Avenue, Walthamstow, E17 9QY  
Price Guide £325,000 Share of Freehold

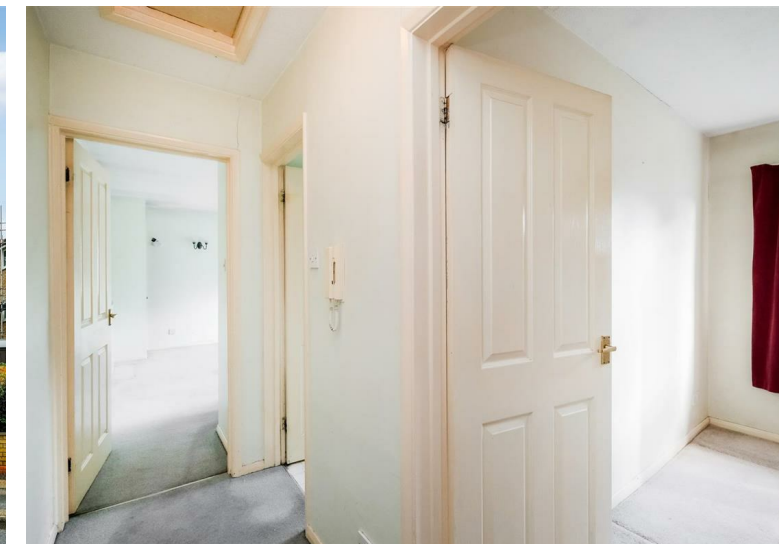
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1

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		
Not energy efficient - higher running costs			
England & Wales		72	76
EU Directive 2002/91/EC			



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.

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Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)



Nestled in the charming Walthamstow Village, this delightful second-floor flat on West Avenue offers a perfect blend of comfort and convenience. With one spacious bedroom, and a long lease above 900 years. This property is ideal for individuals or couples in a vibrant community.

The Flat features a well-appointed reception room with kitchen area. Additionally, the property comes with the added benefit of an allocated parking space, a rare find in this bustling area.

Walthamstow Village is renowned for its picturesque streets and a strong sense of community. Residents can enjoy a variety of local amenities, including charming cafes, pub, and green spaces, all within easy reach. Furthermore, the proximity to the station makes commuting to central London a short journey, enhancing the appeal for those who work in the city.

This Flat presents an excellent opportunity for anyone looking to embrace what Walthamstow has to offer. With its ideal location, modern features, and community spirit, this property is not to be missed.

