

TOP FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 408 sq.ft. (37.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of walls, windows, doors 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 a guide to the prospective purchaser. The actual layout and dimensions may vary from those shown and the purchaser should verify the details with the seller.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 408.00 sq ft



**CHURCHILL**  
estates

2 Exmouth Road, Walthamstow, E17 7QQ  
Offers In Excess Of £269,995 Leasehold

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



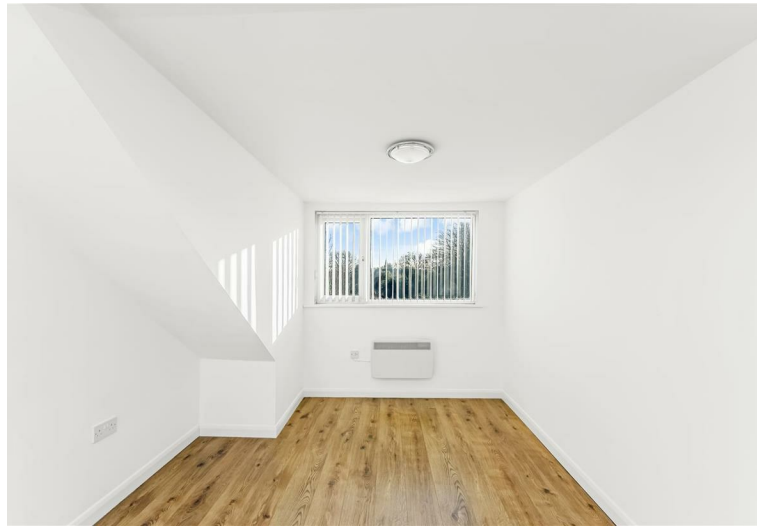
Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	79



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.



Nestled in the charming area of Walthamstow, this unique one-bedroom top floor flat on Exmouth Road presents an excellent opportunity for both first-time buyers and investors alike. Offered on a chain-free basis, this property is perfect for those seeking a hassle-free move.

The flat features a well-proportioned reception room, providing a comfortable space for relaxation and entertaining. The bedroom is inviting and offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

Situated on a quiet street turning, this apartment benefits from easy access to cycle lanes, making it ideal for those who enjoy an active lifestyle. Additionally, the property is just a short walk from various train stations, ensuring excellent transport links to central London and beyond.

One of the highlights of this location is its proximity to the longest outdoor market in Europe, where you can explore a diverse range of stalls and enjoy the vibrant atmosphere. The nearby Wetlands offer a serene escape into nature, perfect for leisurely strolls or cycling. This property is a rare find in a sought-after area, and it is sure to attract interest. Do not miss the chance to make this delightful flat your new home.

