



GROUND FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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.
Made with Metropix i2016

Council: Waltham Forest | Council Tax Band: B | Floor Area: 721.00 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		
Not energy efficient - higher running costs		
England & Wales	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.



Victoria Road, Walthamstow, E17 4JU
£1,995 Per Calendar Month

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled on the charming Victoria Road in Walthamstow, this delightful upper maisonette offers a perfect blend of modern living and period charm. Spanning an impressive 721 square feet, this spacious residence features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample space.

As you enter, you are welcomed into a bright reception room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The modern decor throughout the property enhances its appeal, creating a stylish yet inviting atmosphere. The well-appointed bathroom caters to all your needs, ensuring convenience for daily routines.

The property benefits from gas central heating and double glazing, providing a cosy environment throughout the year. One of the standout features of this maisonette is the private garden, offering a tranquil outdoor space for relaxation or gardening enthusiasts.

Located just a short distance from Wood Street Station, commuting to central London is both easy and efficient, making this property an excellent choice for those who work in the city. Available at the end of October and offered unfurnished, this maisonette presents a wonderful opportunity to make it your own.

In summary, this upper maisonette on Victoria Road is a rare find, combining modern amenities with the character of a period property. With its prime location, spacious layout, and private garden, it is sure to attract interest from a variety of potential tenants or buyers. Don't miss the chance to view this exceptional home.

