



CHURCHILL
estates



The Drive,
London

Asking Price
£275,000

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Tenure : Leasehold

Floor Area : 612.50 sq ft

Local Authority : LBWF

Council Tax Band : B

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Situated on the first floor, this charming property is a bright & spacious two double bedroom balcony flat, benefiting from gas central heating, double glazing, an entry phone system and communal gardens. The property is offered with a long lease and is just 0.7 miles from Walthamstow Central station.

The property comprises a welcoming entrance hallway leading to a bright and airy sitting/dining room with doors opening onto a private balcony, ideal for outdoor seating and entertaining. An excellently appointed kitchen makes cooking and entertaining a breeze, while two ample size double bedrooms allow for flexible living with the addition of built-in wardrobes. The bathroom offers a contemporary style with premium fittings, making that early rise that much better! The inclusion of external storage allows for the safe keeping of bikes and other large items.

Ideally located for local amenities, schools and transport links, this immaculately presented apartment would suit a wide range of buyers, and early viewing is highly recommended.





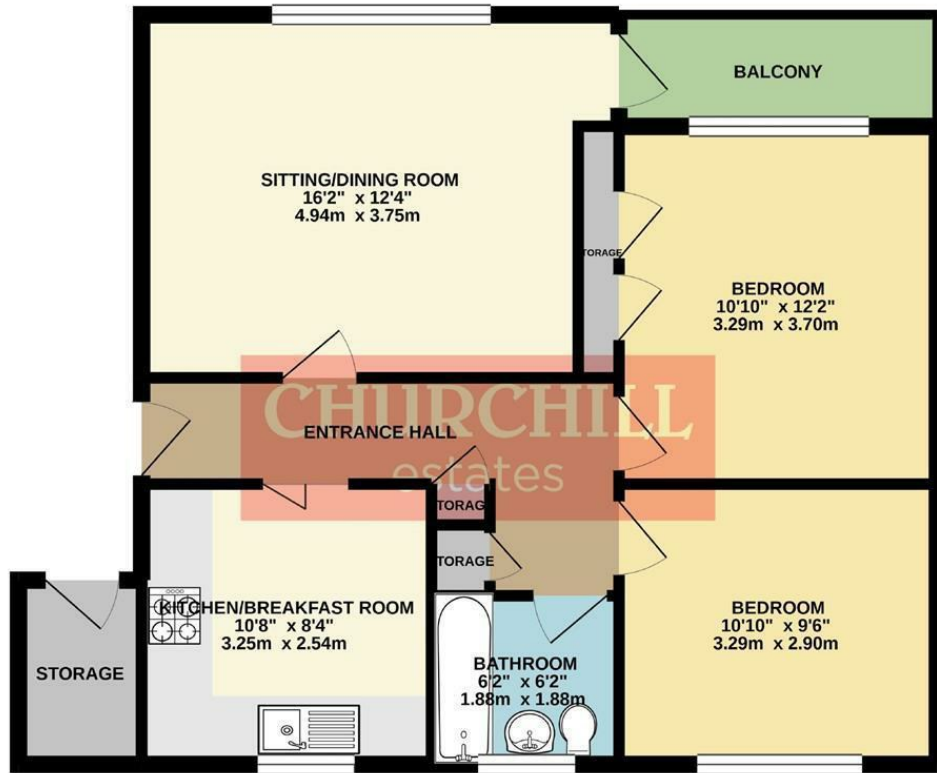


- Two Bedroom First Floor Apartment
- Contemporary Family Bathroom
- Long Lease
- Quiet Residential Development
- 613 sq ft of Living Space
- Sitting/Dining Room With Private Balcony
- Immaculately Presented
- Ideal For First-Time Buyers Or Investors
- External Storage for Bikes and Other Large Items

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FIRST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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	



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To view call **0208 503 6060**