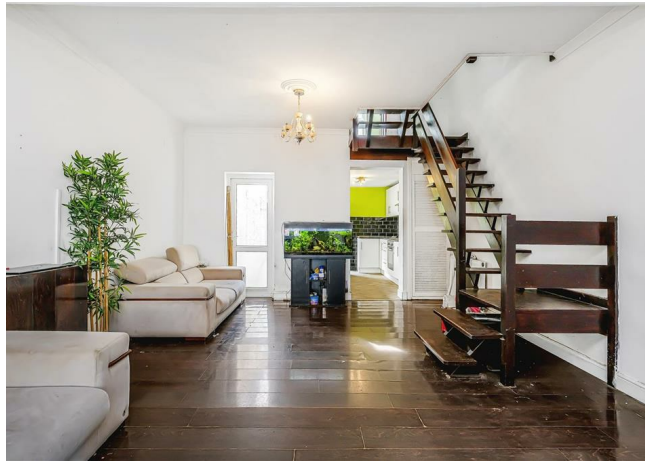




DP
911

CHURCHILL
estates



Claremont Road, London

Offers In Excess Of
£650,000

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Tenure : Freehold

Floor Area : 1184.00 sq ft

Local Authority : Waltham
Forest

Council Tax Band : C



CHURCHILL
estates



A three storey mid-terrace period property offering excellent scope to update and personalise, situated on a popular residential road. This is a great opportunity for buyers or investors looking to add their own stamp, with generous room proportions and a versatile layout across three floors.

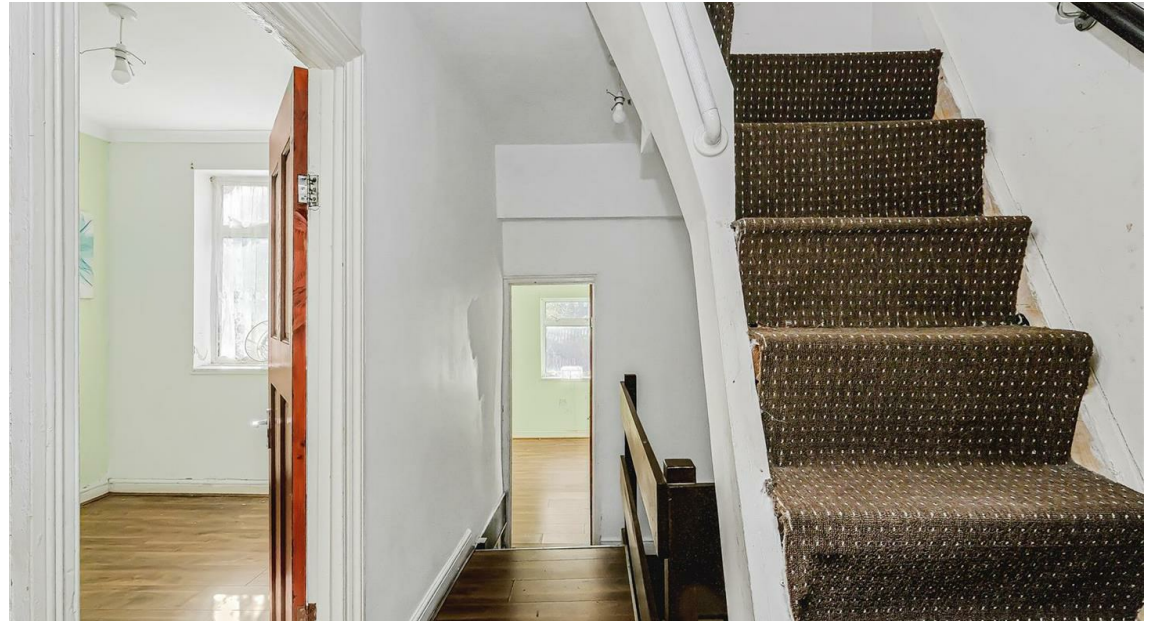
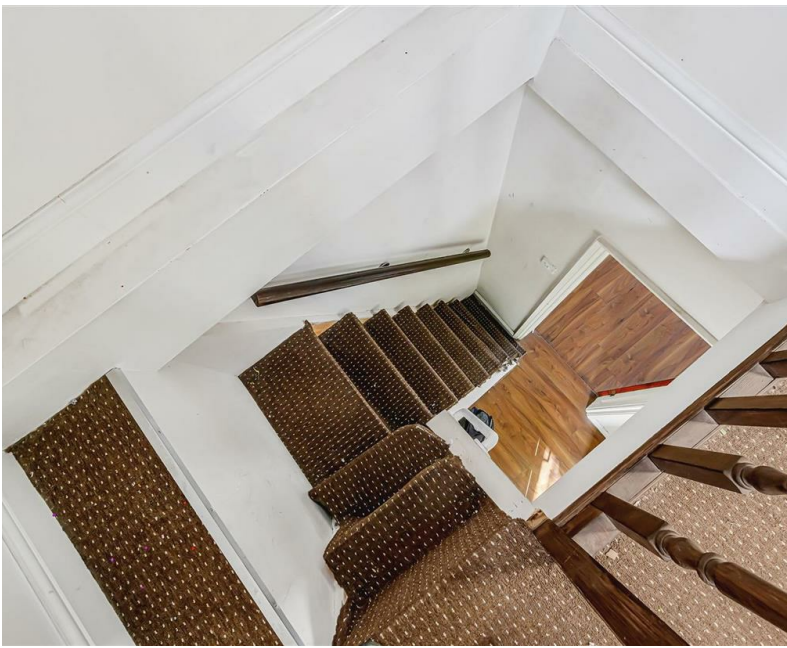
The property comprises a bright through lounge/diner with front bay window, a separate galley-style kitchen fitted with a range of wall and base units, and a ground floor shower room. To the first floor are three spacious bedrooms, while the second floor loft room provides valuable additional space, currently arranged with a shower room of its own and useful eaves storage.

Outside, the property benefits from a good-sized rear garden offering further potential to landscape and enjoy, along with a garden shed.

With scope to update to individual taste, this property represents a great opportunity for buyers looking to create a home to their own specification, or for investors seeking to add value. Early viewing is recommended to appreciate the space and potential on offer.





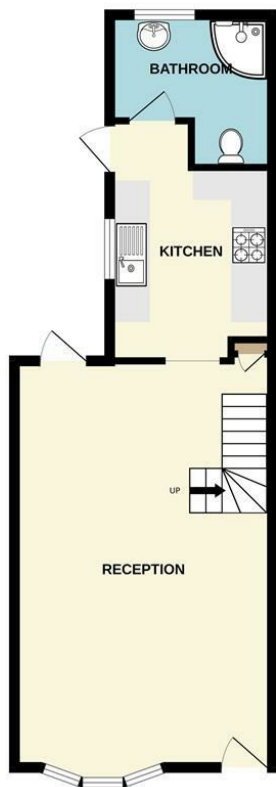


- Three Storey Mid-Terrace Property
- Through Lounge/Diner With Bay Window
- Three First Floor Bedrooms
- Ground Floor Shower Room
- Excellent Potential To Add Value
- Scope To Update To Individual Taste
- Separate Galley-Style Kitchen
- Additional Second Floor Loft Room
- Good-Sized Rear Garden

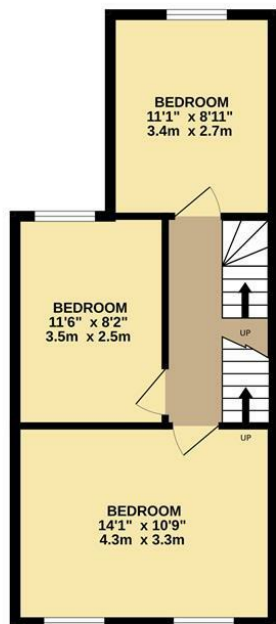
CHURCHILL
estates



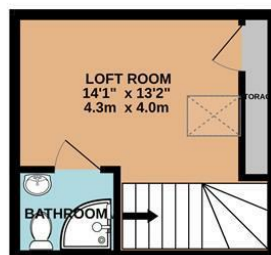
GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.

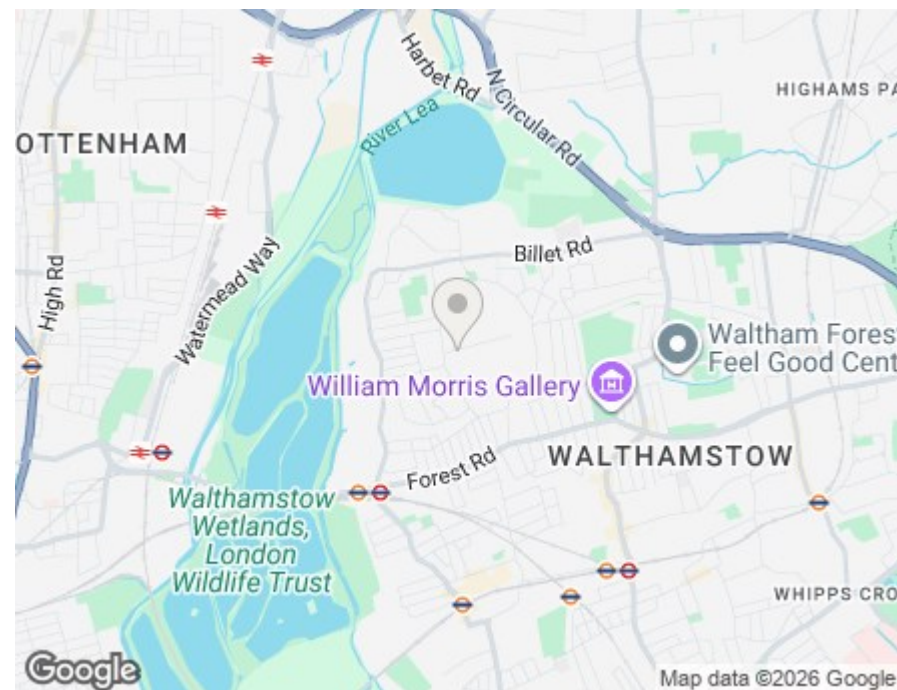


TOTAL FLOOR AREA : 1184sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**