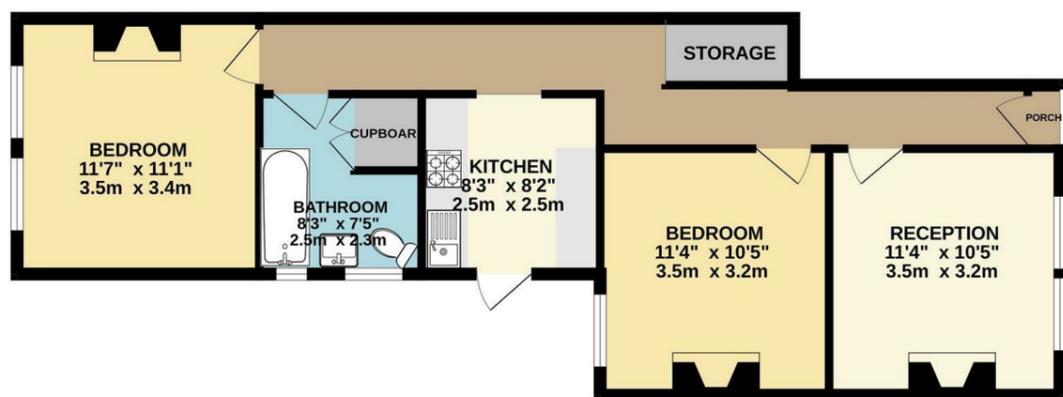




GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678sq.ft. (63.0 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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Council: Waltham Forest | Council Tax Band: B | Floor Area: 678.00 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		59	77
	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.

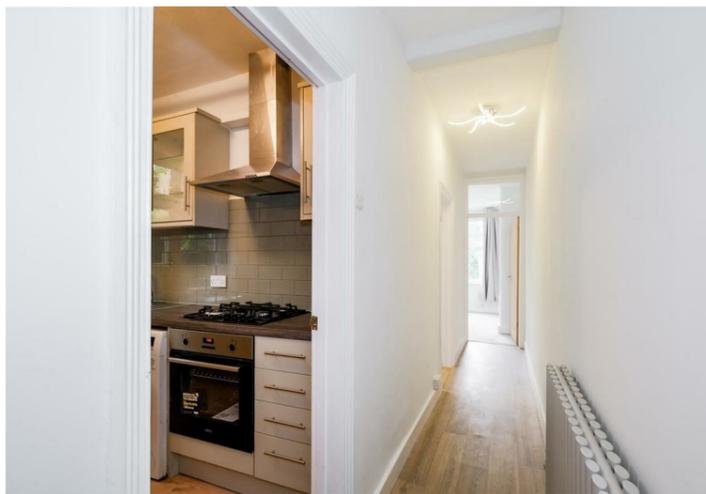


Winns Avenue, Walthamstow, E17 5HD
Offers In Excess Of £475,000 Leasehold
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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

Local Place of Interest
Lloyd Park - Not Viewed from Property



This Ground Floor Ex-Warner Maisonette is offered with a share of the Freehold and located adjacent to the Entrance to Lloyd Park.

The property offers a generous, well presented 678 sq ft of living space, this maisonette providing ample room for relaxation and entertainment. The property's layout is perfect for those seeking a cosy yet functional living environment, ideal for individuals, couples or small families looking to settle in a welcoming community.

Situated close to the renowned William Morris Gallery, art and culture enthusiasts will find themselves immersed in creativity and history right on their doorstep. Additionally, the property's proximity to accessible stations makes commuting a breeze, ensuring convenience for those who need to travel for work or leisure.

Families will appreciate the convenience of having The Winns Primary School just across the road, offering quality education within reach. This location provides a perfect blend of tranquillity and accessibility, making it an ideal choice for those looking to enjoy the best of both worlds.

Don't miss out on this fantastic opportunity to own a lovely maisonette in a sought-after area of Walthamstow. Book a viewing today and envision the possibilities that this property holds for you!

TENURE: Share of Freehold
LEASE: 150 years from 29/09/1979 - 104 years remaining
GROUND RENT: Nil
SERVICING CHARGES: Nil
EPC RATING: D 59
LOCAL AUTHORITY: Waltham Forest
COUNCIL TAX BAND: B