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estates





Fleeming Road, Walthamstow

Offers In Excess Of
£450,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 679.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

- Chain Free
- Own Section of rear Garden
- Lloyd Park Area
- Two/Three bedroom Ground Floor Maisonette
- 111 years remaining on the lease





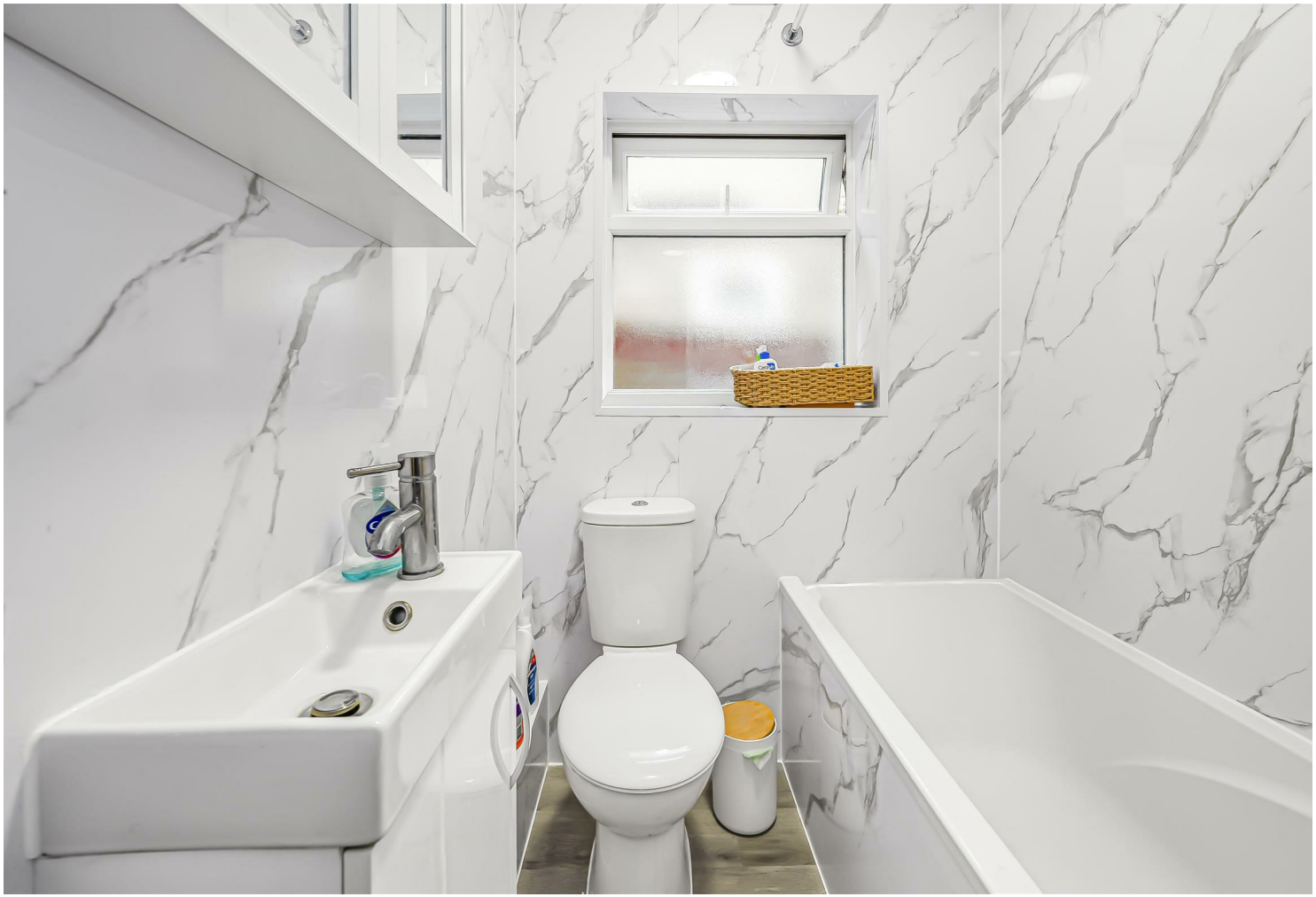




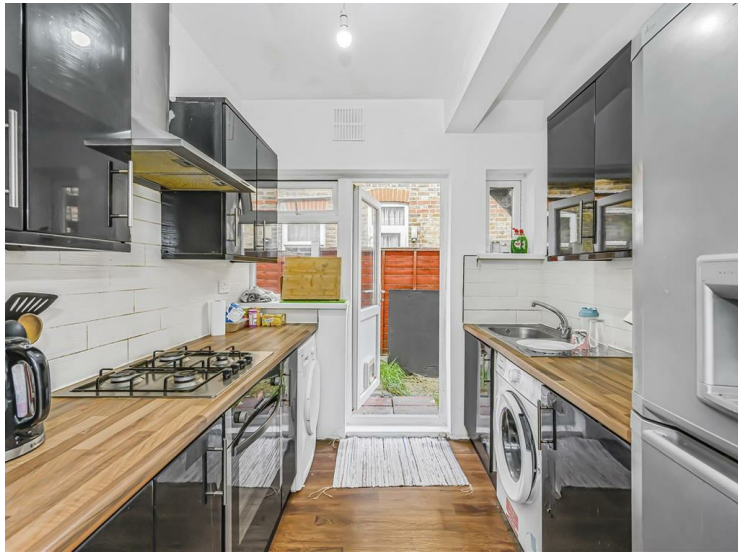
Nestled on the charming Fleeming Road in Walthamstow, this delightful ground floor Warner maisonette presents a unique opportunity for prospective buyers. With two well-proportioned bedrooms and a versatile reception room, this property offers ample space for comfortable living. The maisonette boasts its own section of a rear garden, perfect for enjoying the outdoors or entertaining guests.

Offered on a chain-free basis, this residence comes with the added benefit of a long lease, providing peace of mind for future homeowners. The location is particularly advantageous, as it is within walking distance to Walthamstow Central Victoria Line Station, ensuring easy access to central London and beyond.

Additionally, the property is conveniently situated near Lloyd Park and the renowned William Morris Gallery, allowing residents to enjoy the beauty of nature and the richness of local culture right on their doorstep. This maisonette is an ideal choice for those seeking a blend of comfort, convenience, and community in one of East London's most vibrant areas. Don't miss the chance to make this charming property your new home.








BEKO
water dispenser






cal Place of Interest
oyd Park - Not Viewed from Property

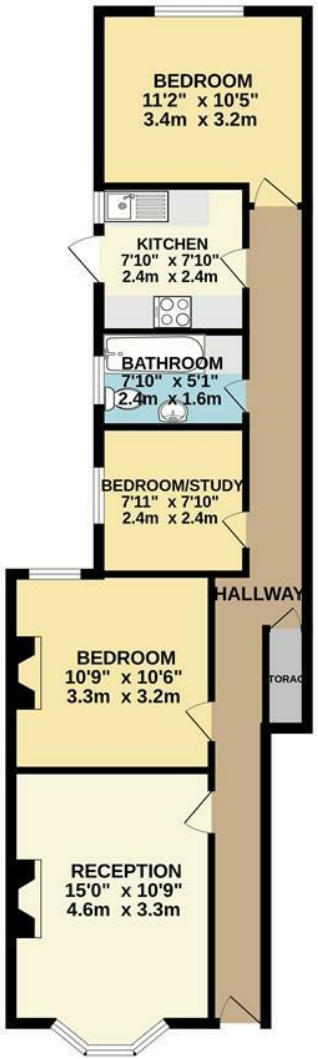

Local Place of Interest - Lloyd Park - Not Viewed from Property
Aveling Fields
Playground
Aveling Centre
Bowls Clubs
The Stables
William Morris Garden
Terraced Garden
William Morris Gallery
Winns Avenue Gate
WELCOME TO LLOYD PARK
LOTTERY FUNDED
Waltham Forest
www.walthamforest.gov.uk


Local Place of Interest
Lloyd Park - Not Viewed fro
Property


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althamstow Town Hall - Not Viewed from Property

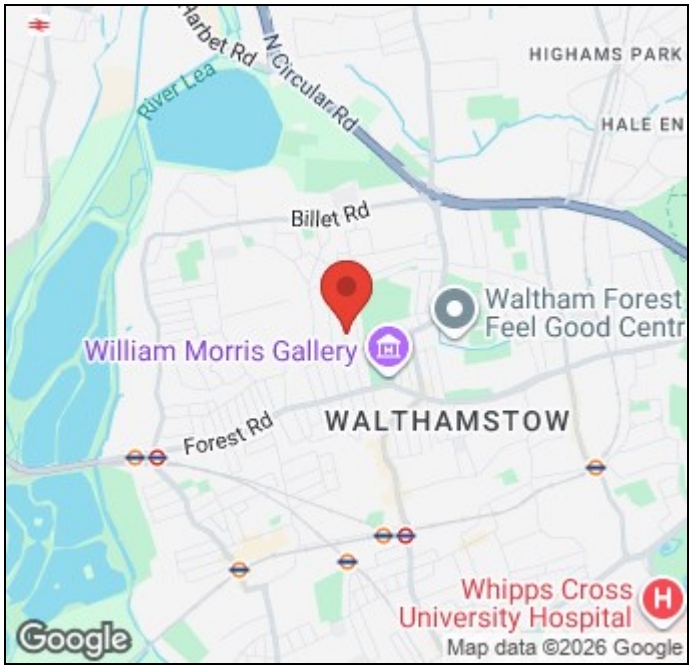

William Morris Gallery - Not Viewed from Property

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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		76
(55-68) D	66	
(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**

CHURCHILL estates