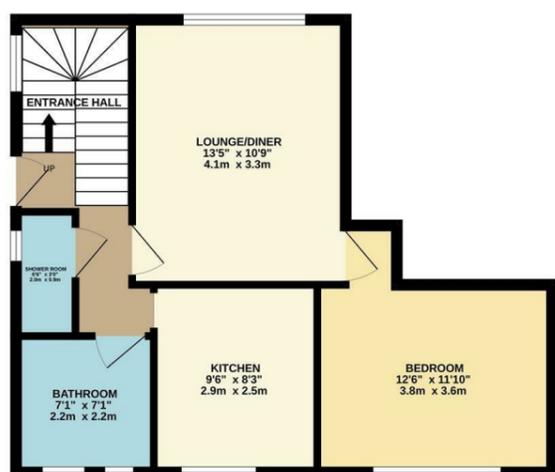




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for general guidance only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown on the floorplan are not guaranteed as to their operability or efficiency and are for general information only.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 487.00 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		69	73
	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.



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



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