



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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	

First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Total area: approx. 38.5 sq. metres (414.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Orchard Court



Flat 8, Orchard Court 239B Shernhall Street, Walthamstow, London, E17

9FB
Offers Over £275,000

- Chain-free property
- Open plan
- First floor
- Short Walk to Wood Street Station
- Easy access to Hollow Pond
- New lease on completion
- Purpose built flat
- Near Walthamstow Village
- Close to Walthamstow Central
- Cycling routes close by

Orchard Court 239B Shernhall Street, London E17 9EB

Stylish First-Floor Two Bedroom Purpose-Built Flat in the Heart of Walthamstow.



Council Tax Band: B

Situated within Orchard Court development on Shernhall Street, this well-presented first-floor purpose-built flat offers bright, modern living in a superb Walthamstow location.

The property features a spacious open-plan reception and kitchen area, creating an ideal space for both relaxing and entertaining. Large windows allow for plenty of natural light throughout, while the contemporary fitted kitchen offers ample storage and workspace.

There are two well-proportioned bedrooms, alongside a modern family bathroom and useful built-in storage. The flat benefits from a practical layout, making it an excellent choice for first-time buyers, professionals, or investors alike.

Conveniently located within easy reach of Walthamstow Central station, Walthamstow Village, local shops, cafés, green spaces, and excellent transport links, Orchard Court combines comfortable modern living with the vibrancy of East London.

