



TOTAL FLOOR AREA: 990 sq ft (91.6 sq m) approx.  
 \*We are pleased to have been able to provide the above information on this property. The figures are for information only and should be used as a guide only. We do not warrant the accuracy of the information provided. The figures are for information only and should be used as a guide only. We do not warrant the accuracy of the information provided.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 990.00 sq ft

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Gainsford Road, Walthamstow, E17 6QB

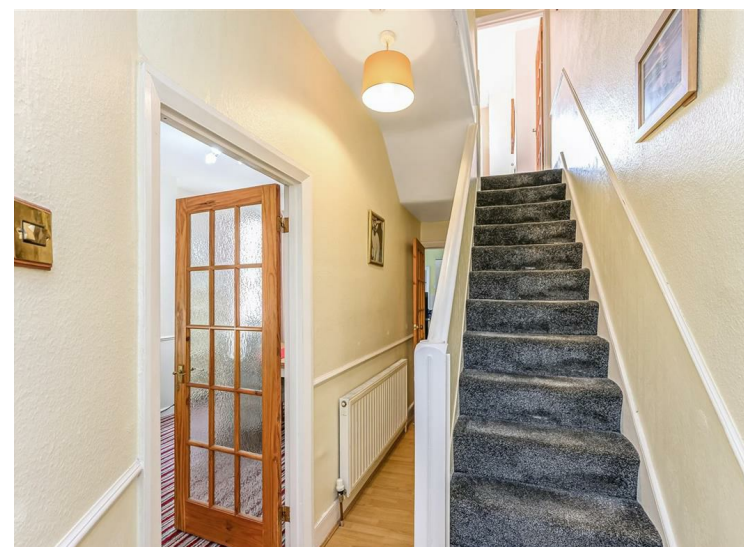
Offers In Excess Of £665,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

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



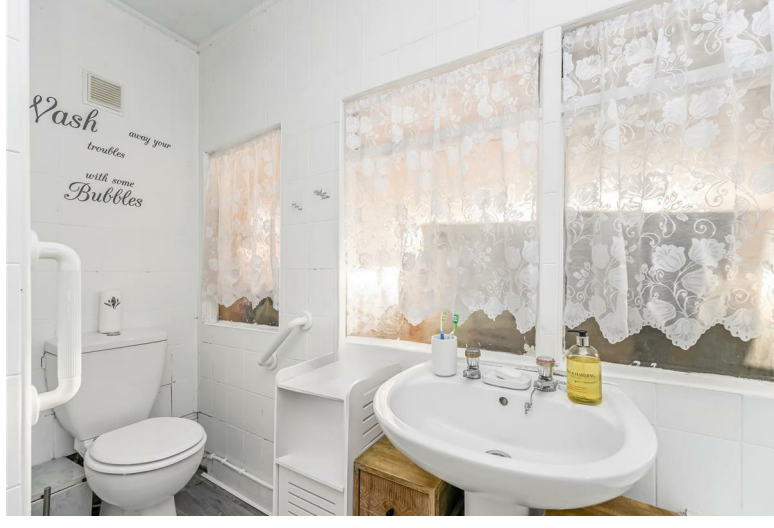
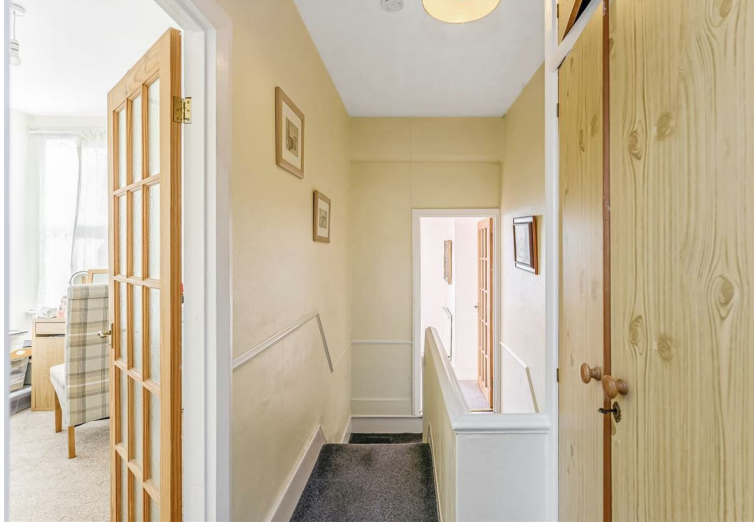
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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Request a Viewing: **0208 503 6060**

Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)



Offers in excess of £6650,000

Churchill Estates is proud to present this three bedroom mid-terrace home on Gainsford Road. Offering a traditional through lounge and a south-facing rear garden, creating a bright and versatile living and entertaining space. Set on a popular residential street within easy reach of Walthamstow High Street and its market, the property is well placed for everyday shopping, cafés and local services, with a wide range of amenities available within about a 10 minute walk. The location also provides convenient access to several Walthamstow stations for Victoria line, Overground and rail links into Central London, and is well served by local schools, including Walthamstow School for Girls roughly 0.5–0.7 miles away and Walthamstow Academy around 0.8–1.0 miles away, with a number of primary schools in approximately a 0.3–0.8 mile radius. Don't miss out on this great opportunity to secure a lovey family home in the heart of Walthamstow!