



**CHURCHILL**  
estates

# Blyth Road, London

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**Offers In Excess Of  
£325,000**

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

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**Tenure: Leasehold**

**Floor Area: 541.00 sq ft**

**Local Authority: Waltham  
Forest**

**Council Tax Band: B**

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- Chain Free Warner Flat
- Own section of rear garden
- easy access to Lea Bridge Road Elizabeth Line Station
- 145 Years remaining on the lease
- Spacious One bedroom
- close to a number of amenities
- Ground Floor





Welcome to this charming one-bedroom ground floor Warner flat, ideally situated on Blyth Road, London, just off Markhouse Corner. This delightful property is offered on a chain-free basis, making it an excellent opportunity for first-time buyers or those looking to downsize. With 145 years remaining on the lease, you can enjoy peace of mind in your new home.

The flat features a comfortable reception room, perfect for relaxing or entertaining guests. The well-proportioned bedroom provides a tranquil retreat, while the bathroom is conveniently located to serve both residents and visitors. One of the standout features of this property is its own section of a rear garden, offering a private outdoor space to enjoy fresh air and sunshine.

The location is superb, with plenty of local amenities just a stone's throw away. Whether you are in need of shops, cafes, or parks, everything you require is within easy reach. Additionally, the property benefits from great transport links, ensuring that commuting to central London or exploring the surrounding areas is both convenient and efficient.

This flat presents a wonderful opportunity to embrace comfortable living in a vibrant part of London. Don't miss your chance to make this lovely property your new home.











TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</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 |           |

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To view call **0208 503 6060**

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