



CHURCHILL
estates



Byron Road, Walthamstow

Offers In Excess Of
£430,000

Tenure : Leasehold

Floor Area : 608.00 sq ft

Local Authority : Waltham Forest

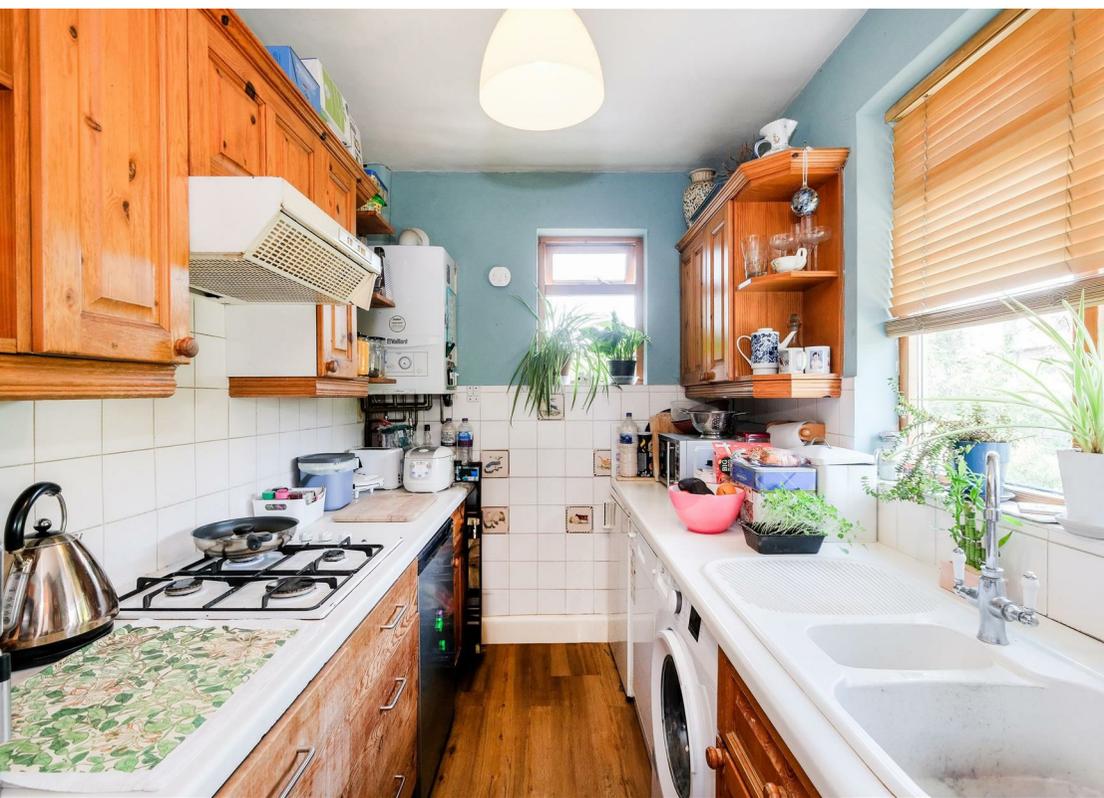
Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	



Situated in the much sought after 'Poets Corner' location of Walthamstow, this charming purpose-built first floor maisonette offers a delightful living experience. Spanning an impressive 608 square feet, the property features two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home.

The bright reception room that serves as the heart of the flat, perfect for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The flat also boasts a modern bathroom, designed for convenience and comfort.

One of the standout features of this property is its enviable location. Just a short stroll away, you will find the picturesque Lloyd Park, home to the renowned William Morris Gallery, whilst a comfortable stroll in the opposite direction take you to the heart of Walthamstow Village offering a variety of local amenities, including shops, cafes, and bars. In addition excellent transport links, are close at hand, making it easy to explore the wider London area.

The property is chain-free, providing a smooth transition for potential buyers. Additionally, an extended lease will be granted upon completion, offering peace of mind for years to come. This flat presents a wonderful opportunity for those looking to invest in a thriving community while enjoying the comforts of modern living. Do not miss the chance to make this delightful flat your new home.

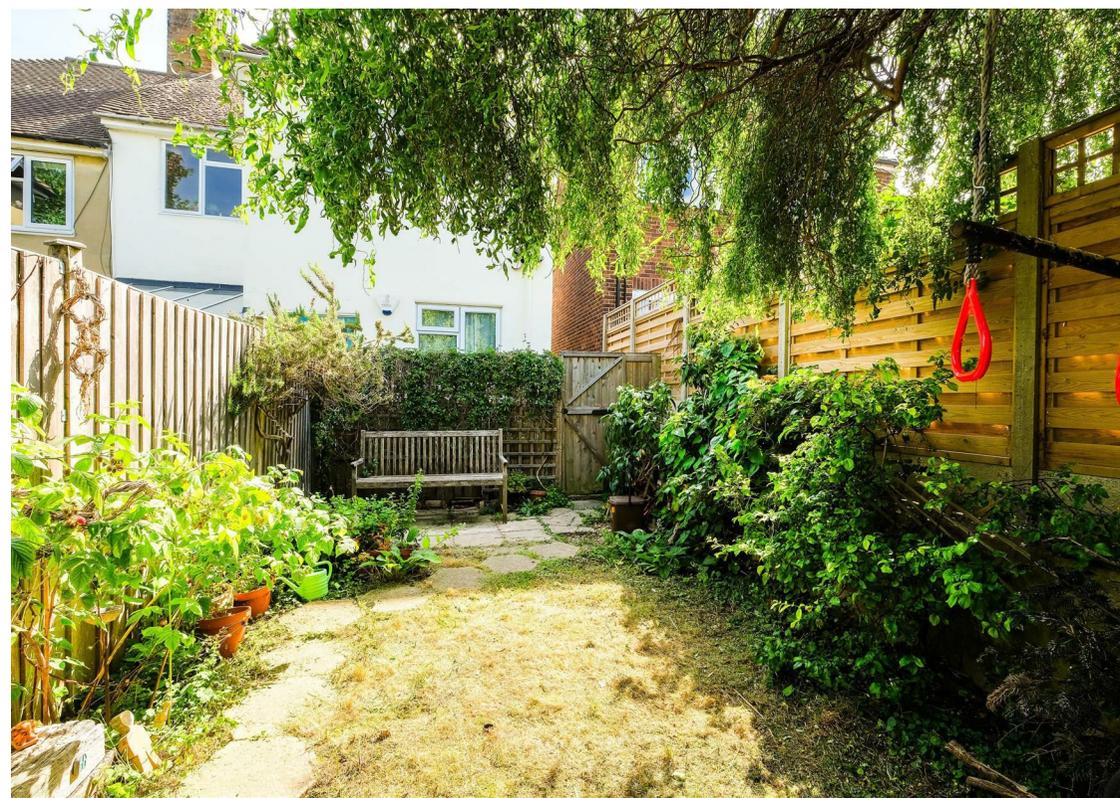






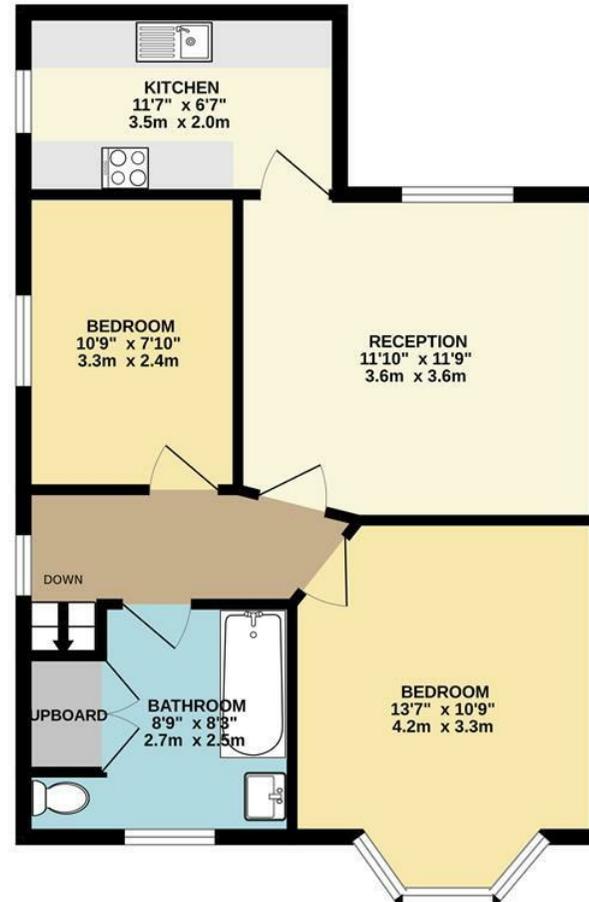
- Chain free
- First Floor Maisonette
- Walthamstow Central Station a few minutes walk
- Stroll to Walthamstow Village
- Private entrance
- Two Bedrooms
- Own Private Rear Garden
- Close Lloyd Park & William Morris Gallery
- Extended lease (on completion)





GROUND FLOOR
39 sq ft (3.6 sq m.) approx.

FIRST FLOOR
577 sq ft (53.6 sq m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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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To view call **0208 503 6060**

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