



CHURCHILL
estates

Bakers Avenue, Walthamstow

Offers In Excess Of
£350,000

Bedrooms: 1 | Receptions: 1 | Bathrooms: 1

Tenure: Leasehold

Floor Area: 549.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

- Chain free
- Private rear garden
- First Floor Maisonette
- close to Walthamstow Central Station





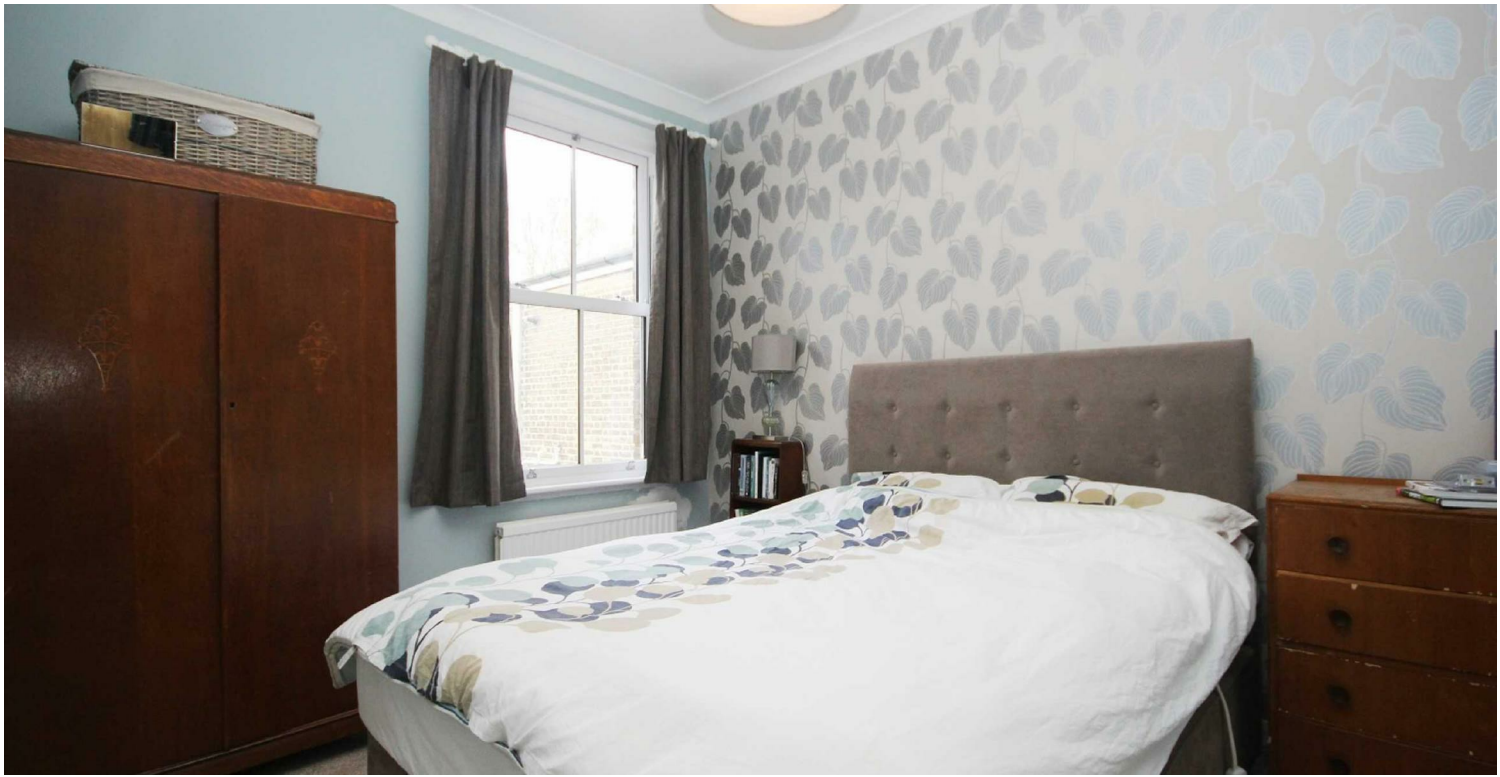
Nestled on the charming Bakers Avenue in Walthamstow, this beautifully presented one-bedroom upper maisonette offers a delightful blend of period features and modern living. Spanning an impressive 549 square feet, this property is perfect for individuals or couples seeking a comfortable and stylish home.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, while the bathroom is designed with contemporary fittings to ensure convenience and comfort.

One of the standout features of this maisonette is the private rear garden, a rare find in urban settings. This outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil environment.

The property is offered on a chain-free basis, making the purchasing process straightforward and hassle-free. Additionally, residents will appreciate the easy access to Walthamstow Central Victoria Line Station, providing excellent transport links to central London and beyond.

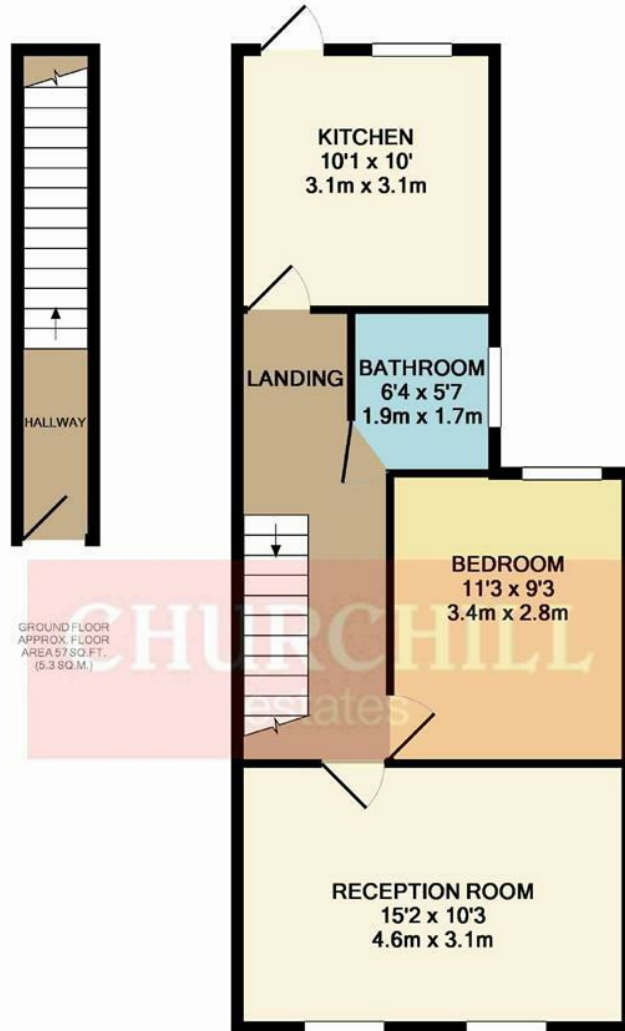
This upper maisonette is not just a home; it is a lifestyle choice, combining the charm of period architecture with the convenience of modern amenities. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this delightful maisonette your own.











1ST FLOOR
APPROX. FLOOR
AREA 492 SQ. FT.
(45.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 549 SQ. FT. (51.0 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) A		
(81-91) B		
(69-80) C	69	79
(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	

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To view call **0208 503 6060**

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