

TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 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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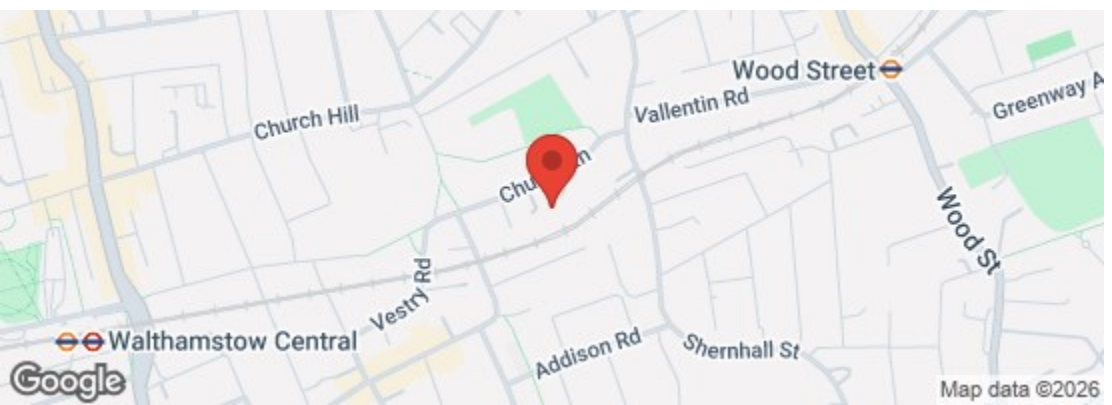
Council: Waltham Forest | Council Tax Band: B | Floor Area: 635.00 sq ft



Leyburn Close, Walthamstow, E17 9RR
 £2,250 Per Calendar Month

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk





Nestled in the charming area of Walthamstow Village, this delightful lower maisonette on Leyburn Close offers a perfect blend of comfort and convenience. Spanning an impressive 635 square feet, this well-presented property features two spacious bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property boasts a well-appointed bathroom and a functional kitchen, ensuring all your daily needs are met with ease.

One of the standout features of this maisonette is the private rear garden, a lovely outdoor space where you can enjoy the fresh air, host summer barbecues, or simply unwind with a good book. The garden adds a touch of tranquility to urban living, making it a rare find in this vibrant area.

The property benefits from double glazing and gas central heating, ensuring a comfortable environment throughout the year. Its location is particularly advantageous, with Walthamstow Central Station just a short distance away, providing excellent transport links to London and beyond.

Available unfurnished from mid to late August, this charming maisonette is ready for you to make it your own. With its blend of modern comforts and classic appeal, this property is a wonderful opportunity for those looking to settle in a lively and welcoming community. Don't miss your chance to view this lovely home in Walthamstow Village.

