

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: 577.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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.



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Camden Road, Walthamstow, E17 7NF
Offers In Excess Of £420,000 Leasehold

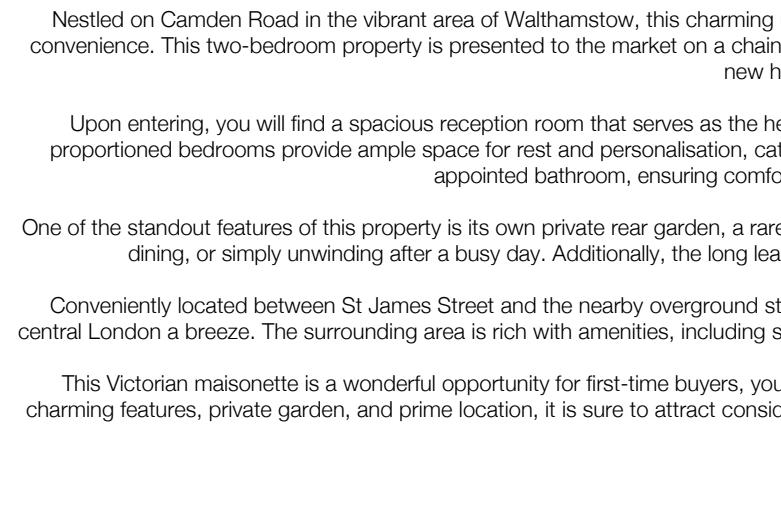
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Nestled on Camden Road in the vibrant area of Walthamstow, this charming upper maisonette offers a delightful blend of Victorian character and modern convenience. This two-bedroom property is presented to the market on a chain-free basis, making it an ideal choice for those looking to move swiftly into their new home.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for rest and personalisation, catering to a variety of living arrangements. The maisonette also features a well-appointed bathroom, ensuring comfort and practicality for everyday living.

One of the standout features of this property is its own private rear garden, a rare find in urban settings, offering a tranquil outdoor space for gardening, al fresco dining, or simply unwinding after a busy day. Additionally, the long lease adds to the appeal, providing peace of mind for future ownership.

Conveniently located between St James Street and the nearby overground station, this maisonette boasts excellent transport links, making commuting to central London a breeze. The surrounding area is rich with amenities, including shops, cafes, and parks, ensuring that all your daily needs are within easy reach.

This Victorian maisonette is a wonderful opportunity for first-time buyers, young families, or investors seeking a property in a thriving community. With its charming features, private garden, and prime location, it is sure to attract considerable interest. Do not miss the chance to make this delightful home your own.