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Carr road,
Walthamstow

Price Guide £350,000

Tenure : Leasehold

Floor Area : 433.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Guide Price £350,000-£375,000

located on Carr Road in the vibrant area of Walthamstow, this charming one-bedroom lower maisonette presents an excellent opportunity for both first-time buyers and investors alike. Spanning an inviting 433 square feet, this property boasts a well-proportioned reception room that offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The bedroom is thoughtfully designed to provide a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors. One of the standout features of this delightful flat is its own section of a rear garden, providing a private outdoor space to enjoy the fresh air and sunshine.

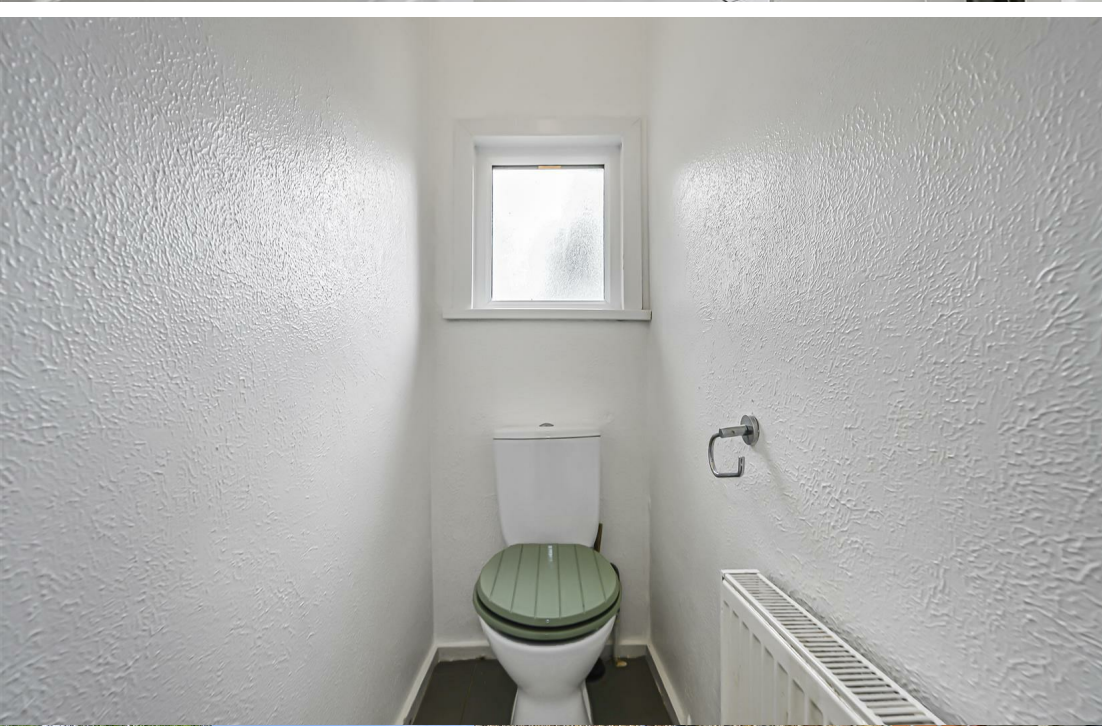
This Warner flat is offered on a chain-free basis, making the purchasing process smoother and more straightforward. With 142 years remaining on the lease, you can rest assured that this property offers long-term security.

Location is key, and this maisonette does not disappoint. It is situated within easy reach of Lloyd Park, a lovely green space ideal for leisurely strolls or weekend picnics. Additionally, Walthamstow Central is easily accessible, whether by foot or via public transport, ensuring that you are well-connected to the wider area and beyond.

In summary, this one-bedroom maisonette on Carr Road is a fantastic opportunity to secure a charming home in a sought-after location. With its own garden, convenient amenities, and excellent transport links, it is a property not to be missed.





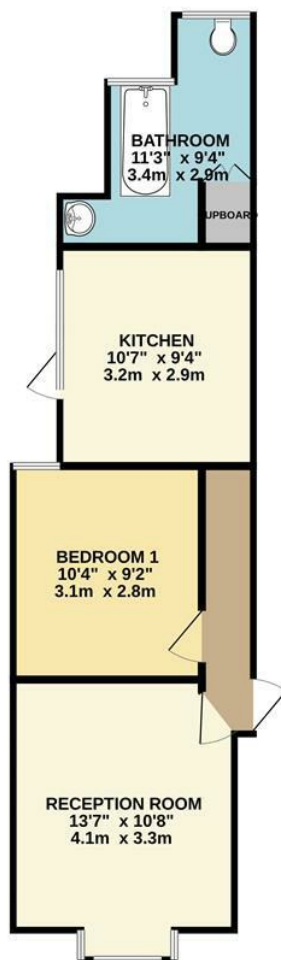


- Lloyd Park location
- Own section of garden
- ground floor flat
- Chain free
- 142 years remaining on the lease
- Quiet tree lined street





GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 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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