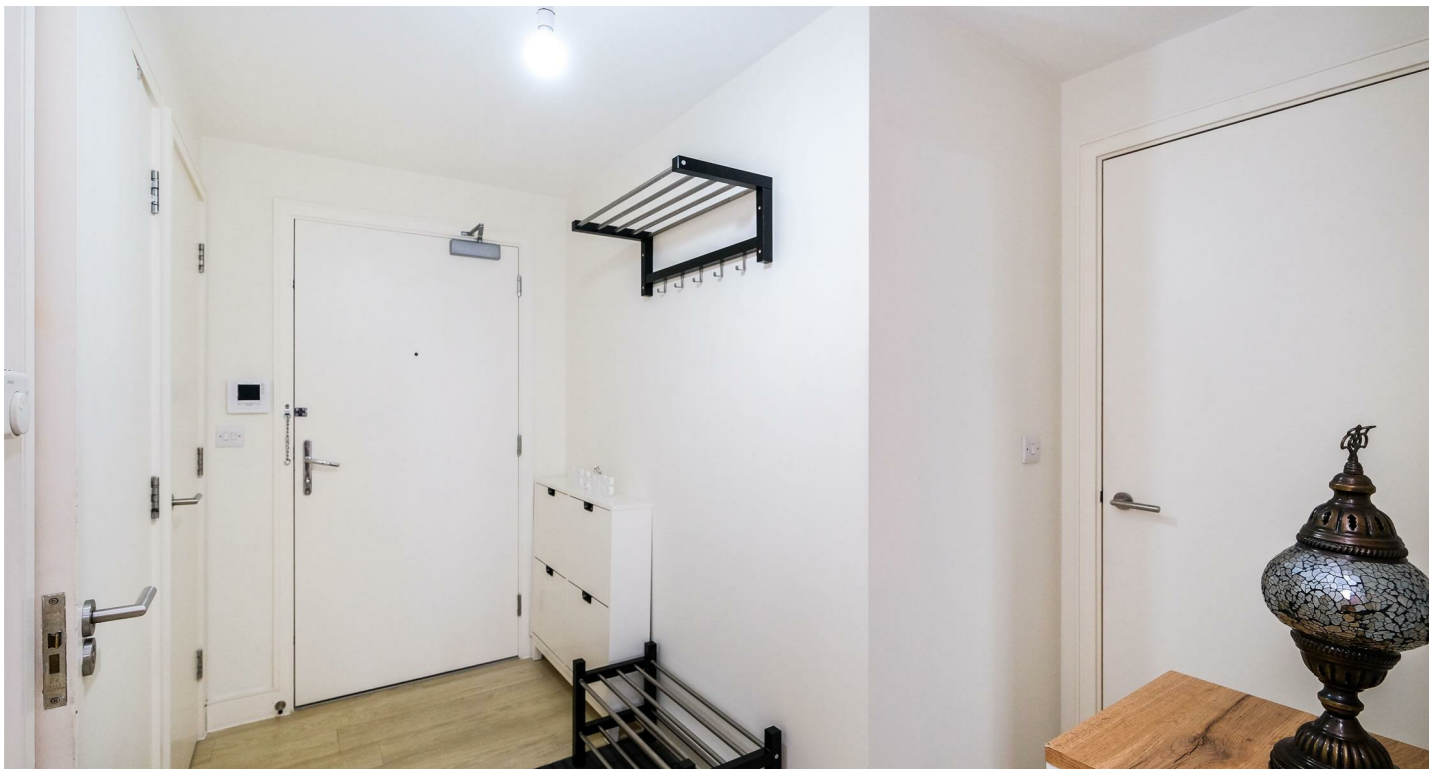




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Chaplin House,, Walthamstow

Offers In Excess Of
£380,000

Tenure : Leasehold

Floor Area : 570.00 sq ft

Local Authority : LBWF


Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



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

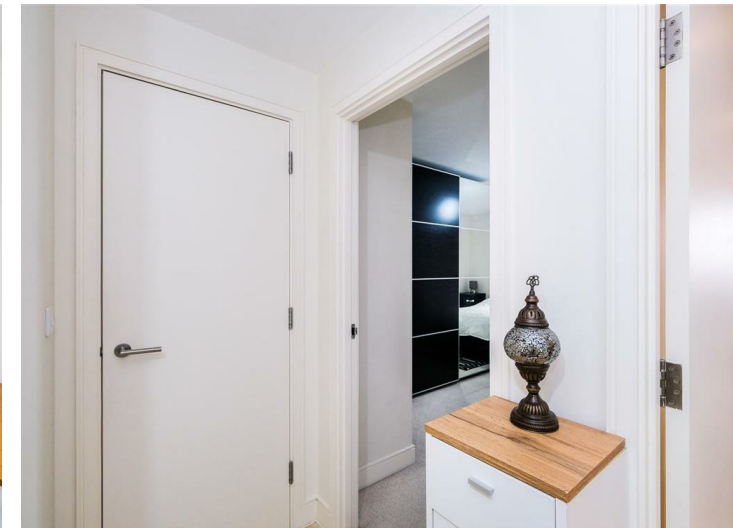


OIEO £380,000. This modern (Top) fourth-floor apartment is conveniently located and offers a comfortable living space of 570 square feet, perfect for individuals or couples seeking a stylish urban retreat.

From the spacious Entrance Hall with its useful storage & utilities cupboard, you enter the well-proportioned reception room/kitchen that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The space is designed to maximise natural light, creating a bright and airy environment via the floor to ceiling windows and doors which also provide access to the Private Balcony. The apartment features one spacious bedroom, providing a peaceful sanctuary for rest and rejuvenation. The contemporary design ensures that the bedroom is both functional and aesthetically pleasing. Adjacent to the bedroom, you will find a well-appointed spacious bathroom, equipped with modern fixtures and fittings, ensuring convenience and comfort.

With its thoughtful layout and prime location, it is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely apartment your new home.

TENURE: Leasehold | Lease: 125 from 2014 | Service Charge: £210.96 pcm | Ground Rent: £200 pa





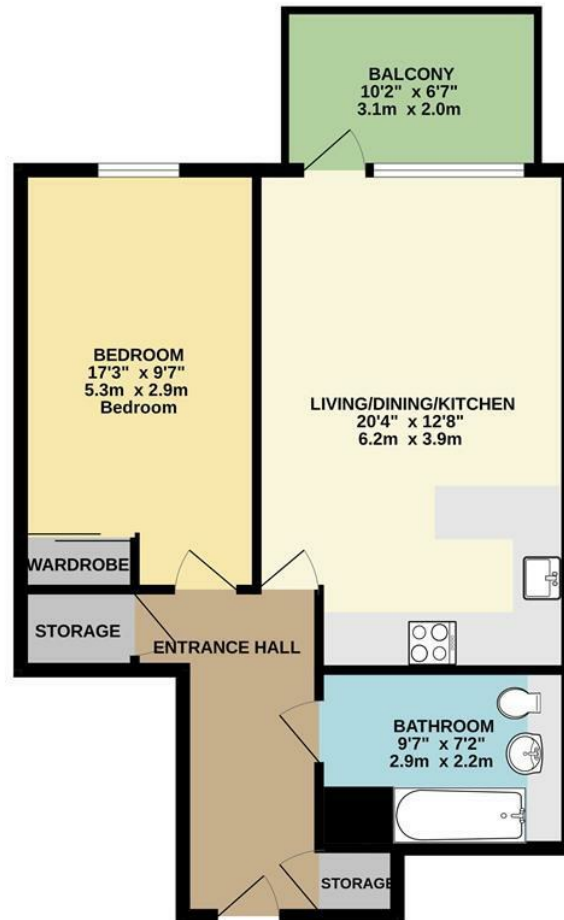


- top floor
- lift service
- long lease
- spacious bathroom
- Double glazing
- Adjacent Walthamstow Central Station
- communal gardens
- large lounge/kitchen area
- Gas central heating





FOURTH FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570sq.ft. (53.0 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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