



LYNN'S

MANNY'S OF LONDON

CHURCHILL
estates

Wood Street, Walthamstow

Price Guide £325,000

Tenure: Leasehold

Floor Area: 958.00 sq ft

Local Authority: LBWF

Council Tax Band: B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(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	



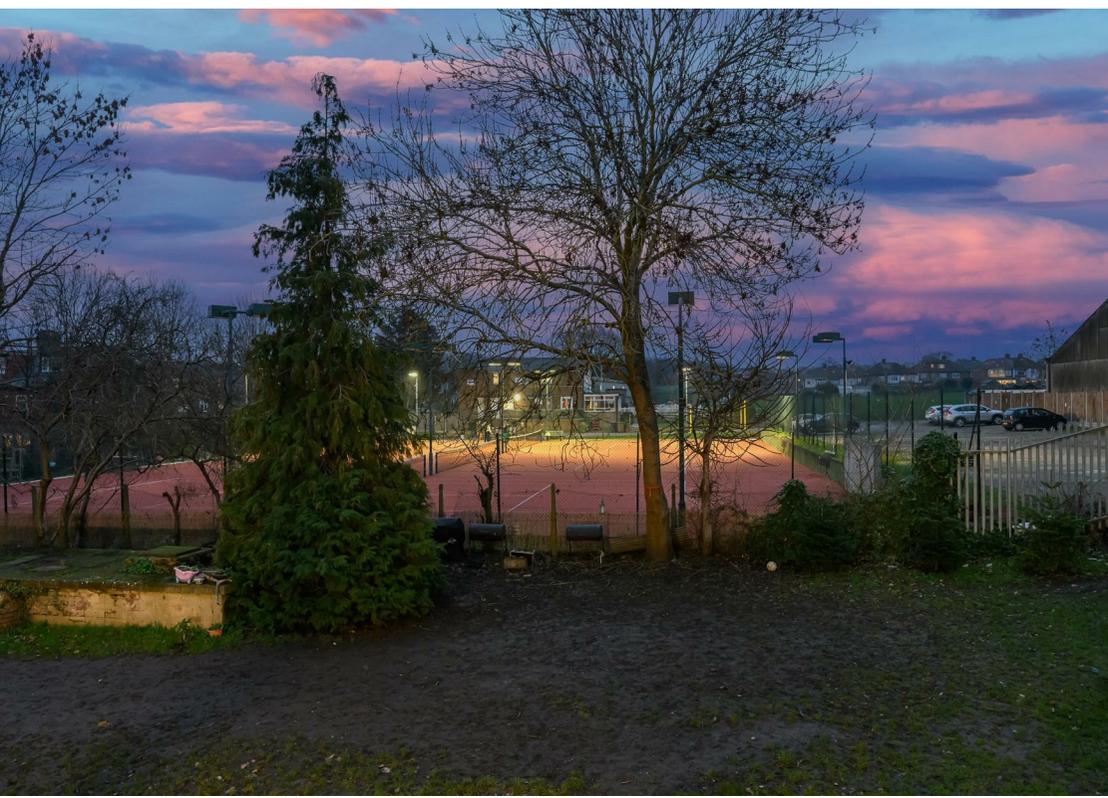


Offered with no onward chain; this well-presented two double bedroom first-floor apartment enjoys a prime location just 100 metres from Wood Street Station and a short walk to Hollow Ponds, Epping Forest.

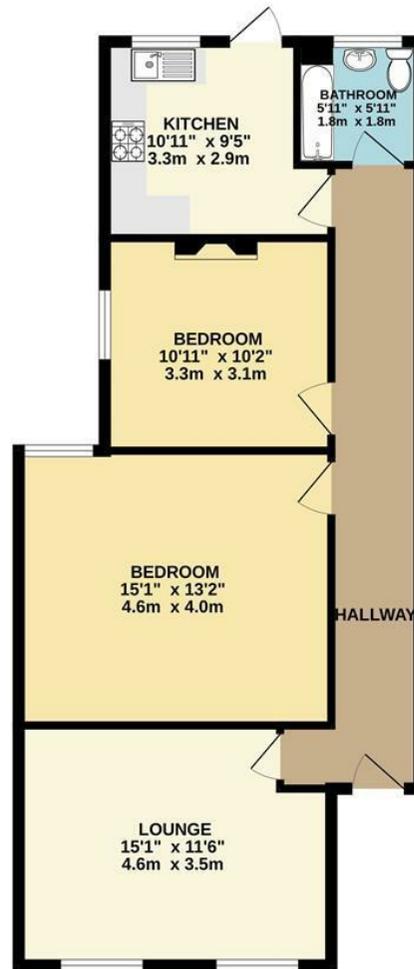
The property features two generous bedrooms, a spacious living area, and a separate kitchen, offering excellent proportions throughout. Ideally positioned close to Wood Street's independent shops, cafes, and amenities, it provides a perfect balance of convenience and community atmosphere.

With its superb transport links and desirable location, this property represents an ideal purchase for first-time buyers, investors, or those seeking a well-connected home in the heart of E17.





FIRST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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**