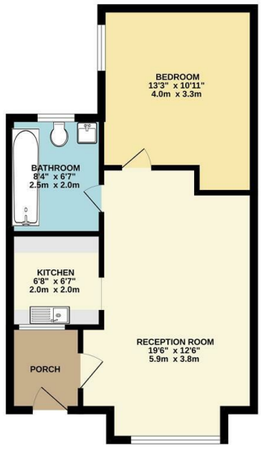
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 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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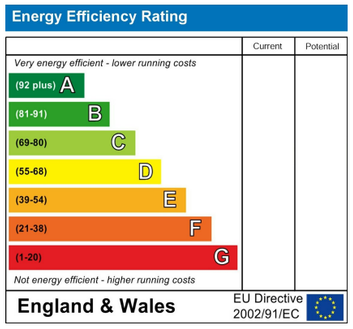
Council: Waltham Forest | Council Tax Band: B | Floor Area: 470.00 sq ft



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.

CHURCHILL estates

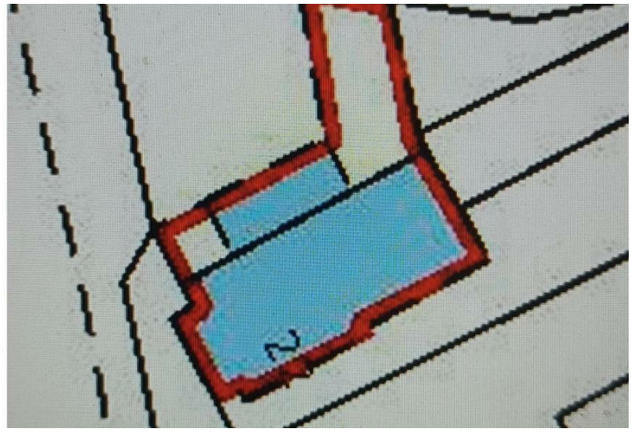
CHURCHILL estates

Palmerston Road, Walthamstow, E17 6PD

Price Guide £280,000 Leasehold

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

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



Located in the heart of Walthamstow Central, this charming one-bedroom ground floor apartment conversion presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

With a lease of 111 years remaining, this apartment is not only a delightful home but also a sound investment for the future. Its prime location means you are just a short stroll away from the lively St James Street and Queens Road, where you can enjoy a variety of shops, cafes, and local amenities.

Offered on a chain-free basis, this property is ready for you to move in and make it your own. Whether you are looking to step onto the property ladder or seeking a cosy abode in a thriving community, this apartment is an ideal choice. Don't miss the chance to view this lovely home in Walthamstow, where convenience and comfort come together beautifully.