



**CHURCHILL**  
estates



2 Exmouth Road,  
Walthamstow

Offers In Excess Of  
£275,000

Tenure : Share of Freehold

Floor Area : 408.00 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		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





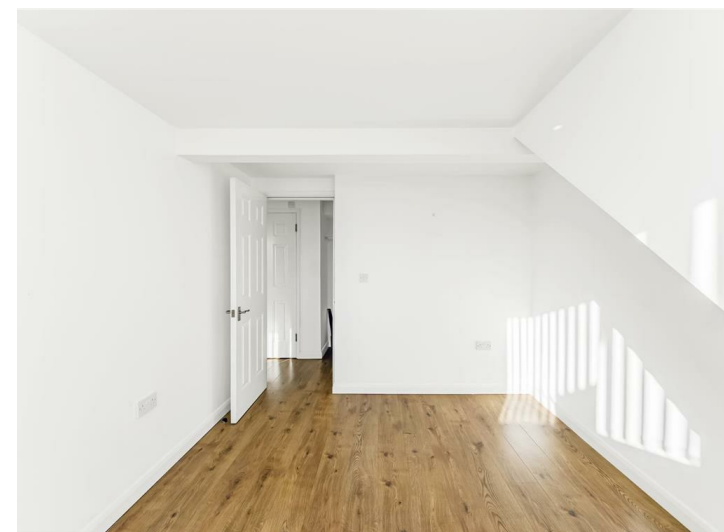
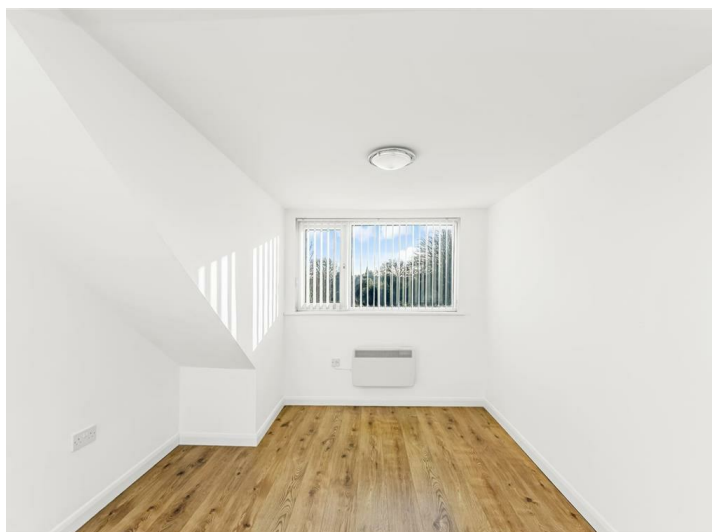
Nestled in the charming area of Walthamstow, this unique one-bedroom top floor flat on Exmouth Road presents an excellent opportunity for both first-time buyers and investors alike. Offered on a chain-free basis, this property is perfect for those seeking a hassle-free move.

The flat features a well-proportioned reception room, providing a comfortable space for relaxation and entertaining. The bedroom is inviting and offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

Situated on a quiet street turning, this apartment benefits from easy access to cycle lanes, making it ideal for those who enjoy an active lifestyle. Additionally, the property is just a short walk from various train stations, ensuring excellent transport links to central London and beyond.

One of the highlights of this location is its proximity to the longest outdoor market in Europe, where you can explore a diverse range of stalls and enjoy the vibrant atmosphere. The nearby Wetlands offer a serene escape into nature, perfect for leisurely strolls or cycling.

With a share of freehold, this flat not only provides a comfortable living space but also a sense of ownership and community. This property is a rare find in a sought-after area, and it is sure to attract interest. Do not miss the chance to make this delightful flat your new home.









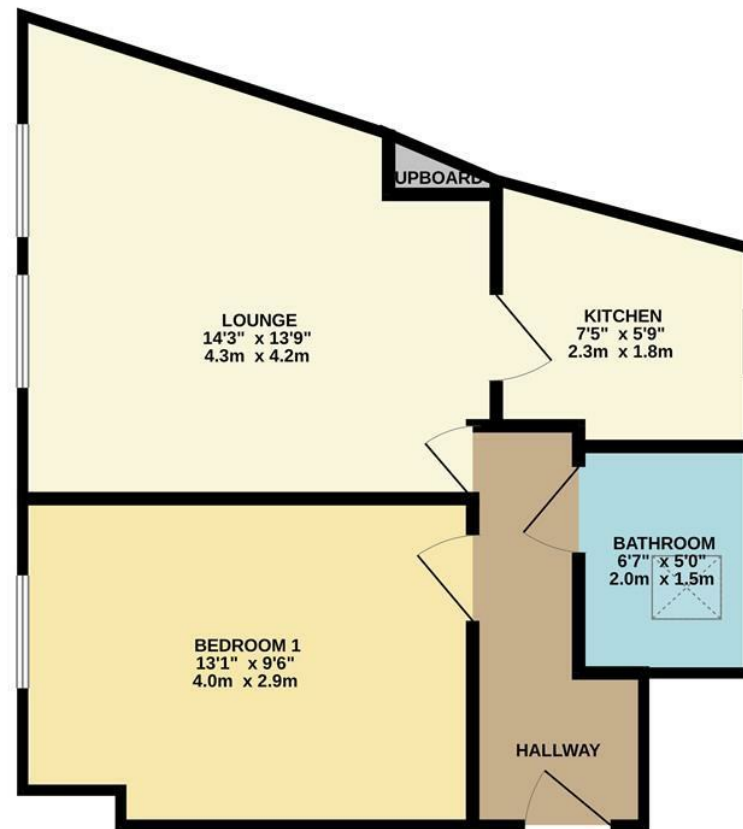
- chain free top floor flat
- short walk to Quenns Rd, Walthamstow Central & St James St stations
- spacious Lounge
- share of freehold
- access to a pltheora of amenities, bars & restaurants







TOP FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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