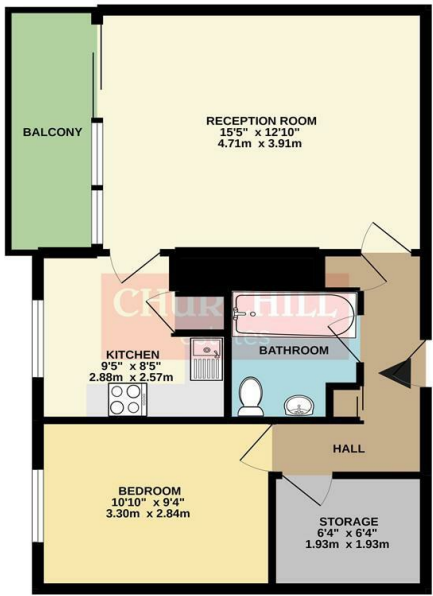




THIRD FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made 10/10/2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England & Wales	EU Directive 2002/91/EC	



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.

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Offered with NO ONWARD CHAIN and ideally to a CASH BUYER, this spacious third floor one bedroom apartment benefits from having a private balcony

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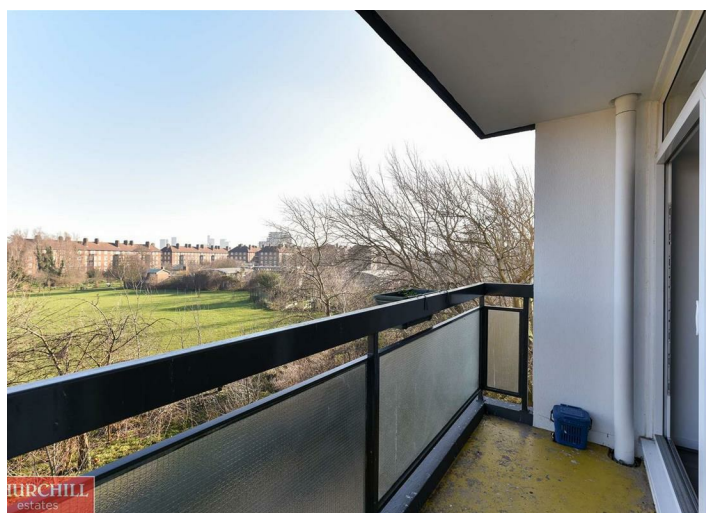


Landmark Heights, Homerton, E5 0EN

£215,000 Leasehold



To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



Offered with NO ONWARD CHAIN and ideally to a CASH BUYER, this spacious third floor one bedroom apartment benefits from having a private balcony with views across Daubeney Fields, Hackney Marshes and beyond.

Offering well-proportioned accommodation including a spacious lounge with balcony, modern kitchen, bathroom/wv, double bedroom and a handy store room, this property also benefits from gas central heating, double glazing and excellent views from all windows. In addition, further benefits include a 24-hour concierge service, lift access, residents' gym, residents' laundrette, landscaped communal gardens, and secure gated parking (one allocated parking space).

Landmark Heights is within close proximity of Hackney Marshes and the River Lea tow path giving access to the Queen Elizabeth Olympic Park site, also Chatsworth Road is close at hand too with its mix of shops, bars and restaurants

