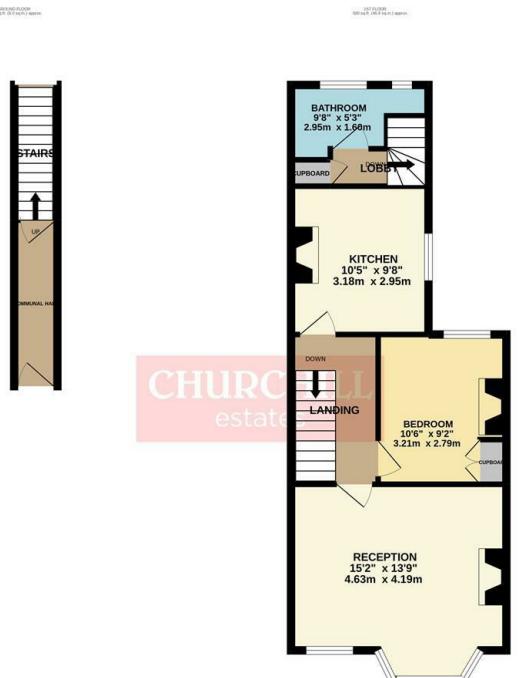




Guide price £365,000 - £395,000. One bedroom first floor Warner flat with long lease and chain free

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		63
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Leasehold
Lease Information: 189 years from 1975 (142 years remaining)
Ground Rent: £NIL
SERVICE CHARGE: ££NIL
EPC rating: D
Council Tax Band: B

The Agent has not tested any apparatus, equipment 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.



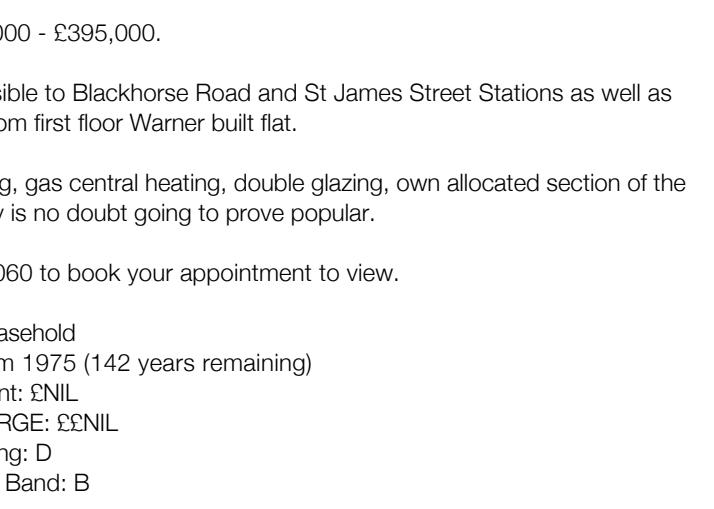
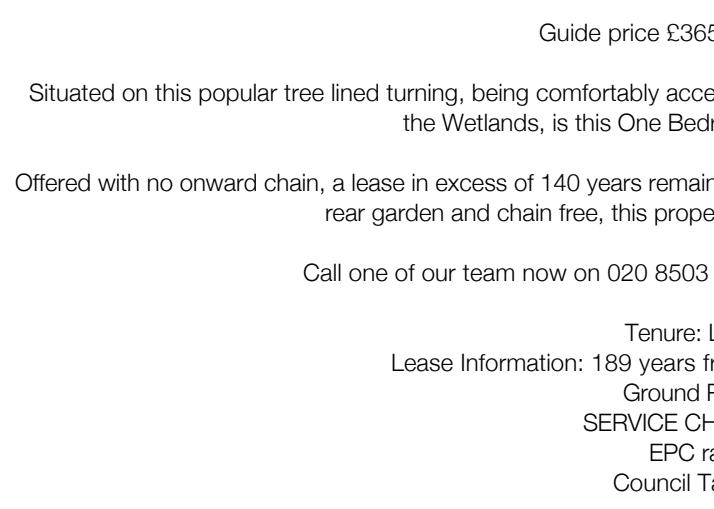
Edward Road, Walthamstow, E17 6NX
Guide Price £365,000 Leasehold



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Guide price £365,000 - £395,000.

Situated on this popular tree lined turning, being comfortably accessible to Blackhorse Road and St James Street Stations as well as the Wetlands, is this One Bedroom first floor Warner built flat.

Offered with no onward chain, a lease in excess of 140 years remaining, gas central heating, double glazing, own allocated section of the rear garden and chain free, this property is no doubt going to prove popular.

Call one of our team now on 020 8503 6060 to book your appointment to view.

Tenure: Leasehold

Lease Information: 189 years from 1975 (142 years remaining)

Ground Rent: £NIL

SERVICE CHARGE: £NIL

EPC rating: D

Council Tax Band: B