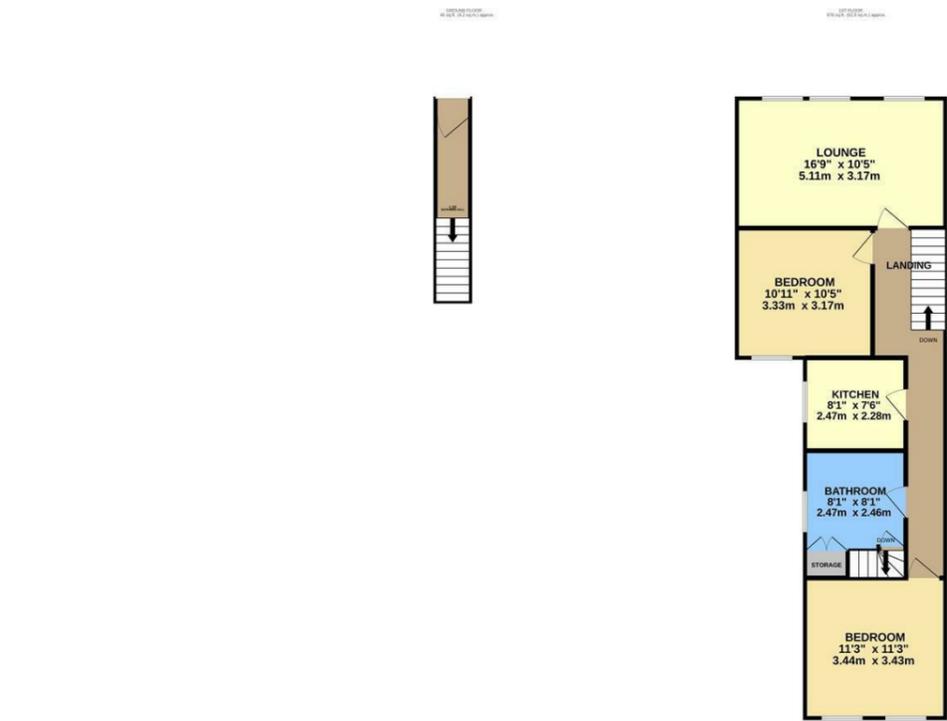




Two double bedroom first floor Warner built maisonette. 125 year lease. Chain free.



TOTAL FLOOR AREA: 722 sq. ft. (67.0 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition.  
 Made with Metagen 12/2022

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



Tenure: Leasehold 125 years  
 Ground Rent: NIL  
 SERVICE CHARGE: NIL  
 EPC rating: D  
 Council Tax Band: B

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.



To view call **0208 503 6060**  
 Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Guide price £420,000 - £440,000.

This beautifully presented two double bedroom first floor Warner built maisonette is located on a quiet turning on the Markhouse Corner on the borders of Walthamstow and Leyton, with St James Street and Lea Bridge overground Stations and within easy access of many bus routes heading into Walthamstow Central.

This bright spacious apartment enjoys access to its own section of rear garden plus the additional potential to extend up into the loft space to create an additional bedroom. This would make the perfect first time purchaser looking for a somewhere to move in and enjoy but has the potential to make their own over time.

Get in touch with one of our experienced sales team to discuss the property further or to organise a viewing.

Tenure: Leasehold 125 years  
Ground Rent: NIL  
Service charge: NIL  
EPC rating: TBA  
Council Tax Band: B