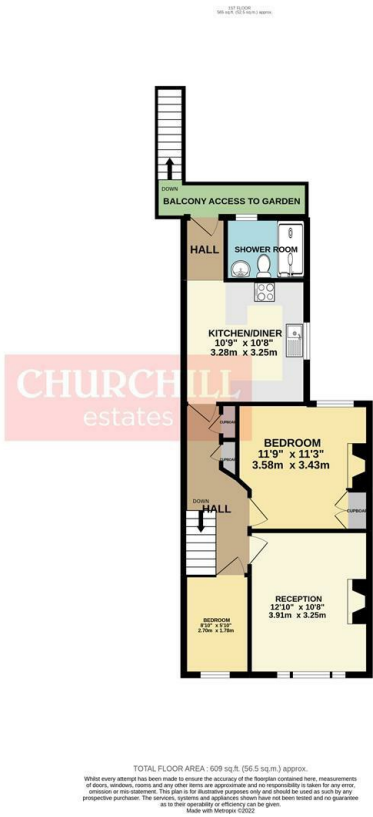




Guide price £440,000 - £465,000. Two bedroom first floor maisonette with own garden, set in a Conservation area



Leucha Road, Walthamstow, E17 7LG

Guide Price £440,000 Leasehold

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		
England & Wales	EU Directive 2002/91/EC	



Tenure: Leasehold
 Lease Information: 125 years from 25/12/2012
 (115 years remaining)
 Ground Rent: £10 pa
 SERVICE CHARGE: £NIL
 EPC rating: C
 Council Tax Band: B

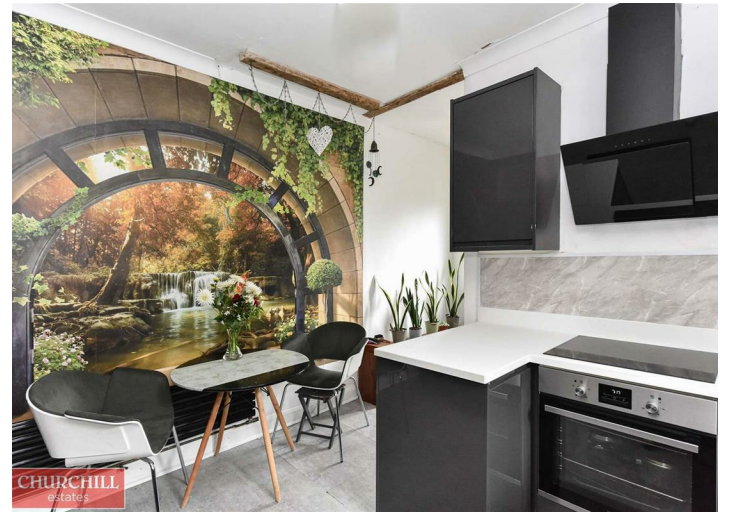
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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



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Situated in this Conservation Area is this well presented two bedroom first floor Warner built maisonette benefitting from its own section of garden, this lovely property is conveniently situated being within a stone's throw of St. James Street Station as well as being comfortably accessible to Walthamstow Central & Blackhorse Road stations, Walthamstow Market and the Wetlands.

Being situated in this conservation area, the properties are presented as they were originally intended externally having Victorian style facades with sash windows and slate roof coverings as well as Victorian style street lamps. Internally the property offers modern living accommodation with its clean lines, gas central heating, well fitted kitchen and spacious shower room/wc, having a long lease and no chain, viewing comes highly recommended to avoid disappointment.

Call one of our friendly Award winning team on 020 8503 6060 to view

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