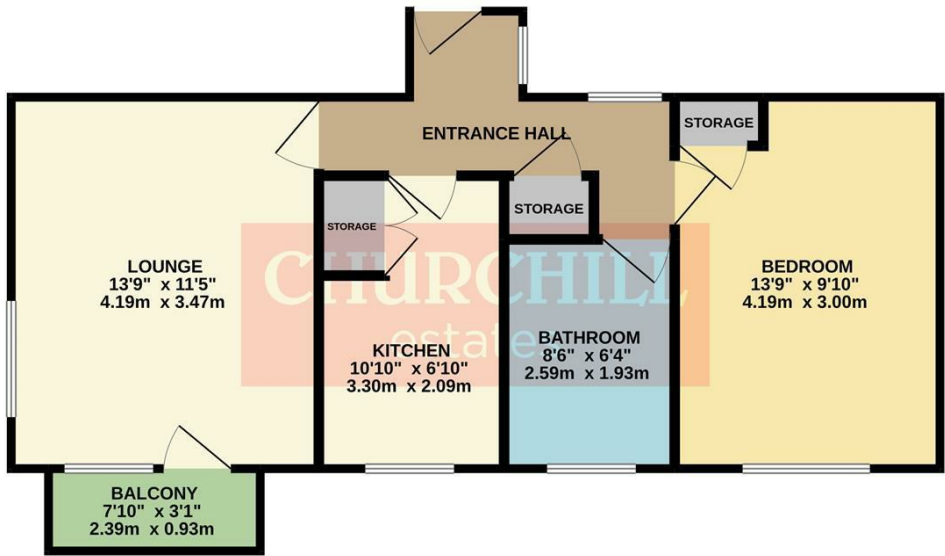


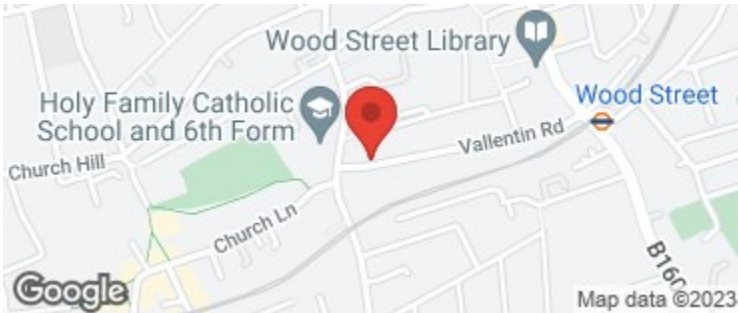


GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.2 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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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 24/06/1989 (92 years remaining)
Ground Rent: £10 pa
SERVICE CHARGE: £1050.27
EPC rating: C70
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

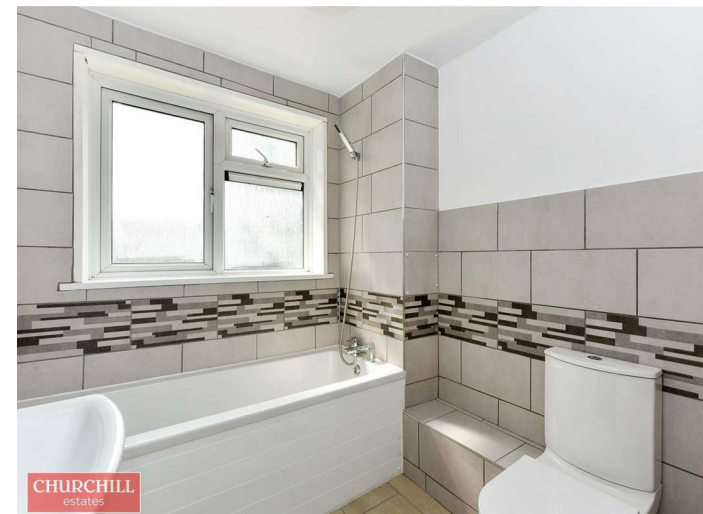
One bedroom first floor flat, Wood Street Station/ Walthamstow Village.



Vallentin Road, Walthamstow, E17 3JJ
Guide Price £285,000 Leasehold



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



Guide price £285,000 - £310,000

This light filled well presented one bedroom first floor Purpose built flat within a short stroll of Wood Street with cafes, restaurants and Overground Station, Walthamstow Village and Walthamstow Central Victoria Line Station.

This property would make the ideal first time purchase, while enjoying its spacious entrance hall leading to the spacious living room with access to the south facing balcony, newly fitted bathroom plus its generous bedroom.
Being sold on a chain free basis with a lease of 92 years.

Call one of our experienced sales team to discuss the property further or to organise a viewing.

Lease remaining 92 years 125 years from 26th June 1989

Ground Rent £10

Service Charge £1050.27

EPC C 70

Council Tax Band B