



Council: Waltham Forest | Council Tax Band: B | Floor Area: 608.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



**CHURCHILL**  
estates

Byron Road, Walthamstow, E17 4SN  
Offers In Excess Of £430,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



**CHURCHILL**  
estates

Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Situated in the much sought after 'Poets Corner' location of Walthamstow, this charming purpose-built first floor maisonette offers a delightful living experience. Spanning an impressive 608 square feet, the property features two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home.

The bright reception room that serves as the heart of the flat, perfect for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The flat also boasts a modern bathroom, designed for convenience and comfort.

One of the standout features of this property is its enviable location. Just a short stroll away, you will find the picturesque Lloyd Park, home to the renowned William Morris Gallery, whilst a comfortable stroll in the opposite direction take you to the heart of Walthamstow Village offering a variety of local amenities, including shops, cafes, and bars. In addition excellent transport links, are close at hand, making it easy to explore the wider London area.

The property is chain-free, providing a smooth transition for potential buyers. Additionally, an extended lease will be granted upon completion, offering peace of mind for years to come. This flat presents a wonderful opportunity for those looking to invest in a thriving community while enjoying the comforts of modern living. Do not miss the chance to make this delightful flat your new home.

