



**CHURCHILL**  
estates

# Cannock Court, Walthamstow

Asking Price £375,000

Tenure: Leasehold

Floor Area: 697.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

Bedrooms : 2

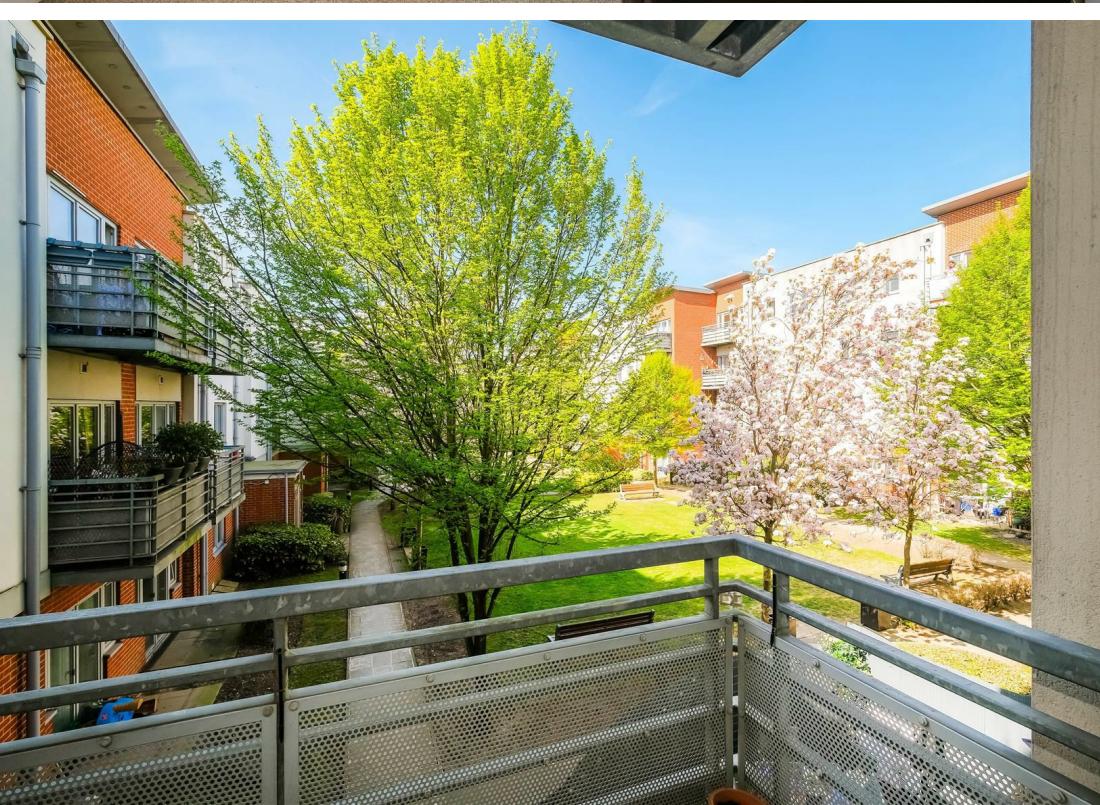
Receptions : 1

Bathrooms : 2

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Located within the highly sought-after Cannock Court development, this well appointed 2-bedroom, 2-bathroom apartment presents a harmonious blend of modern living and convenience. Perfectly suited to professionals, couples, or small families, the residence offers an exceptional lifestyle in one of East London's most vibrant and well-connected locales.

The apartment boasts two generously proportioned double bedrooms, with the master suite benefiting from a private ensuite bathroom, ensuring both comfort and privacy. The open-plan living space is bathed in natural light, creating a welcoming and airy atmosphere ideal for both relaxing and entertaining. The kitchen is outfitted with contemporary appliances, while the spacious living area provides an ideal setting for both quiet reflection and social gatherings. A stylish family bathroom completes the thoughtful and functional layout, making this apartment perfect for modern living.

Residents of Cannock Court are further spoiled with a range of exclusive amenities. The development features a residents-only gym, offering convenient access to fitness facilities without having to leave the comfort of the building. For those with vehicles, the property also benefits from secure parking, adding a level of convenience and peace of mind.

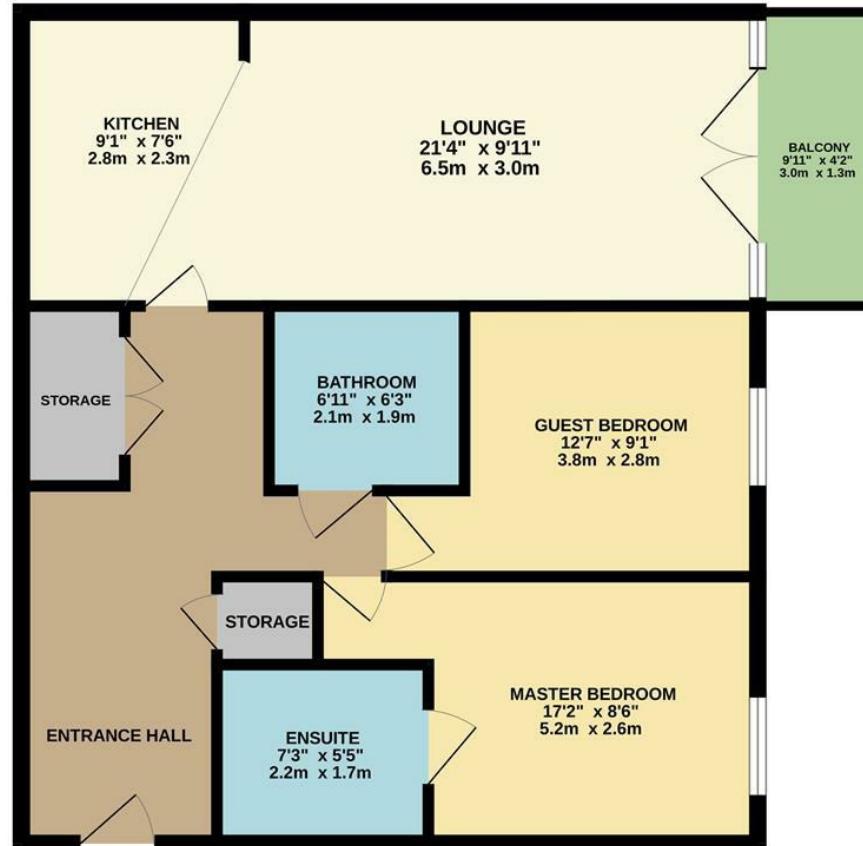
Cannock Court occupies a prime position within Walthamstow, offering the perfect balance between urban convenience and tranquil green spaces. The property is within easy reach of a range of local amenities, including shops, cafes, and supermarkets, ensuring all daily necessities are close at hand. The area is renowned for its sense of community, with nearby parks and recreational areas offering a peaceful retreat from the demands of city life. From a transportation perspective, residents enjoy superb connectivity to central London. Wood Street Station, a mere stroll away, offers direct Overground services to Liverpool Street, making it an ideal choice for commuters. Furthermore, Walthamstow Central Station is just a short bus ride or drive away, providing access to the Victoria Line and other key transport links, ensuring effortless travel across the capital.

TENURE: Leasehold  
LEASE: 136 Years Remaining  
GROUND RENT: £240 PA  
SERVICE CHARGE: £2,198 PA  
EPC RATING: B  
LOCAL AUTHORITY: Waltham Forest  
COUNCIL TAX BAND: C





FIRST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq ft. (64.8 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 operation or efficiency can be given.  
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