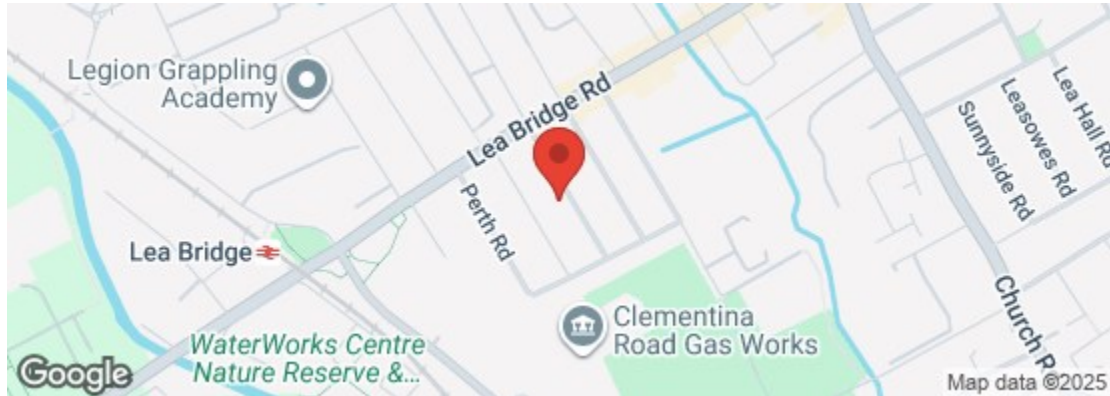




TOTAL FLOOR AREA: 576 sq ft (53.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the figures and measurements by their own means and no guarantee is given as to their accuracy or efficiency can be given.
Made with Mapbox 10/20

Council: Waltham forest | Council Tax Band: B | Floor Area: 576.00 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		
(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.

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Bloxhall Road, Leyton, E10 7LP
Offers In Excess Of £350,000 Leasehold

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled on the charming Bloxhall Road in Leyton, this delightful ground floor maisonette offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertainment. The well-appointed bedroom is designed to be a peaceful retreat, while the bathroom is both functional and stylish.

One of the standout features of this maisonette is its private garden, an ideal spot for enjoying the outdoors, whether it be for gardening, hosting friends, or simply unwinding in the fresh air. The property is chain free, making it an attractive option for those looking to move in without delay.

Situated within walking distance to local shops and amenities, residents will find everything they need just a short stroll away. Additionally, Lea Bridge Station is conveniently close, providing easy access to public transport for those commuting or exploring the wider area.

This maisonette is a wonderful opportunity for first-time buyers or someone who is looking for a project. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

