



CHURCHILL
estates

Carr Road,
Walthamstow

Offers Over £425,000

Tenure : Leasehold

Floor Area : 549.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

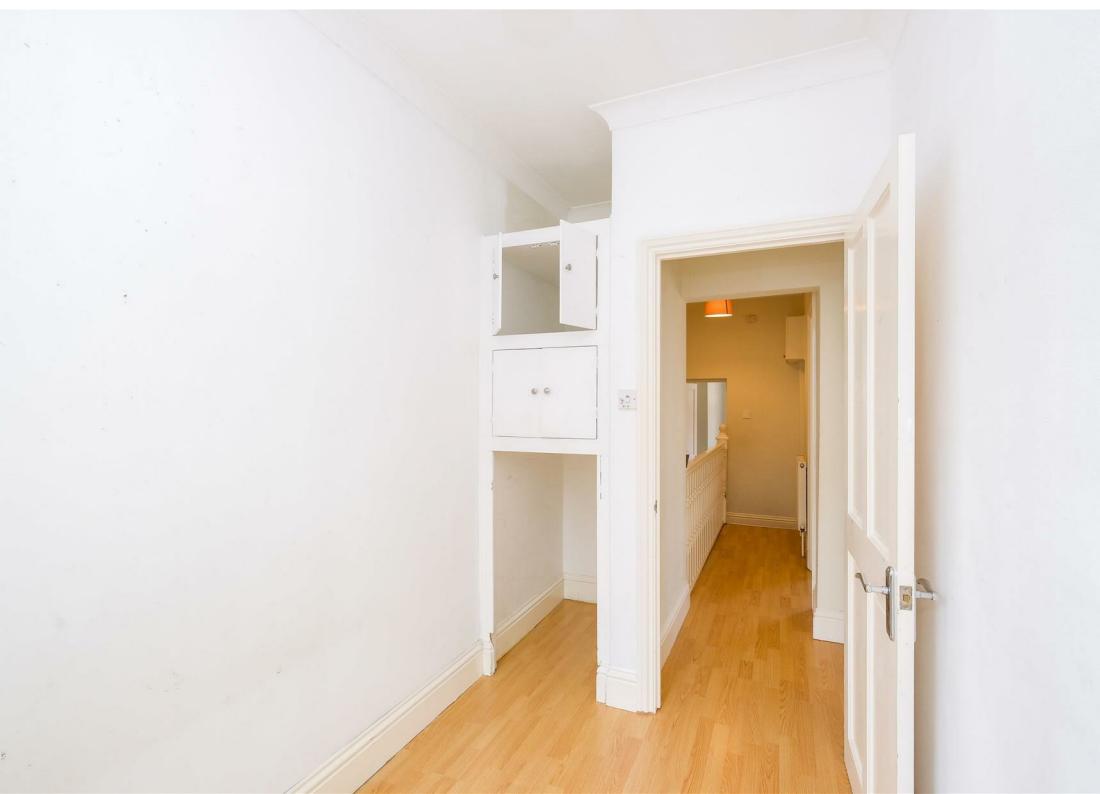
Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Welcome to Carr Road, Walthamstow - a charming location for this delightful property that boasts 1 reception room, 2 bedrooms, a kitchen/breakfast room, bathroom, own section of garden and a long lease.

This property is perfect for those seeking a cosy home in a vibrant neighbourhood. Located in this favoured area of Walthamstow, residents can enjoy the convenience of nearby amenities, the wonderful Lloyd park, and excellent transport links. Don't miss the opportunity to make this your new home sweet home in this leafy part of town.



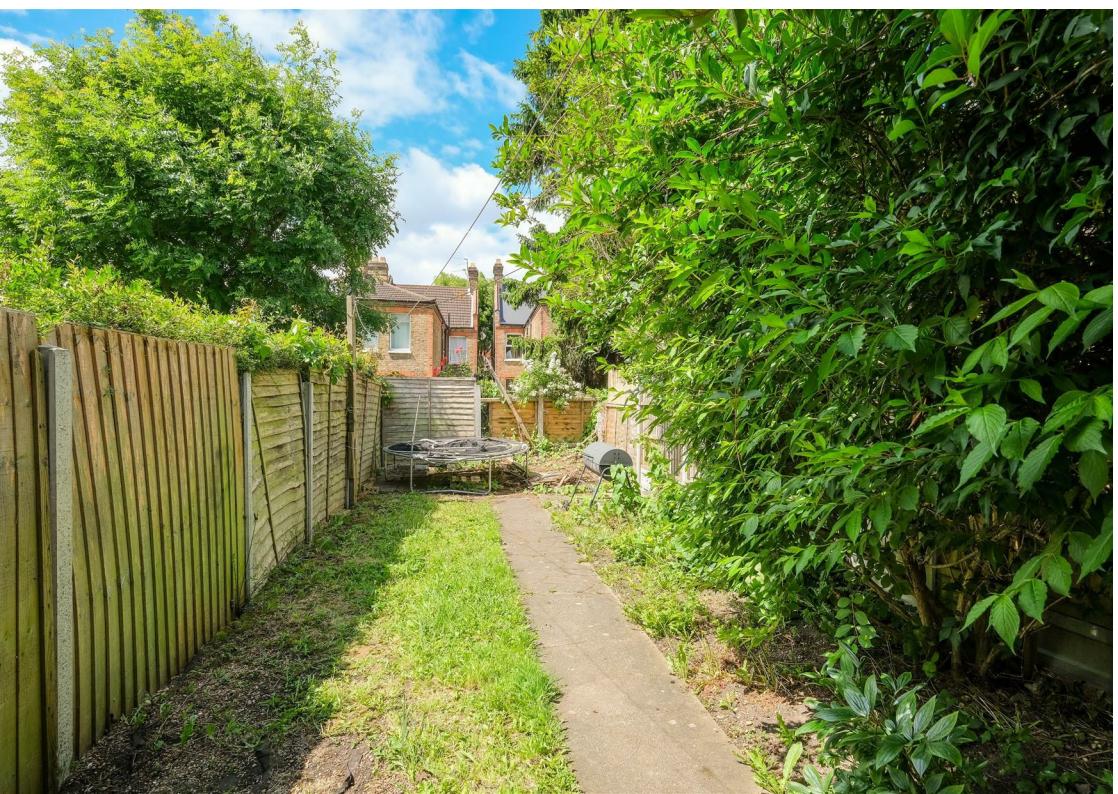




- Ex Warner
- Two Bedrooms
- Own Section of Garden
- Long Lease
- Peppercorn ground rent the vendor will carry out a deed of variation once an offer is accepted

- First Floor
- Kitchen/Breakfast Room
- Chain Free
- Lloyd Park Location





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 549sq ft. (51.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans detailed 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.
Made with Metropix 02/2024

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To view call **0208 503 6060**

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