



CHURCHILL
estates

Diana Road,
London

Price £400,000

Tenure : Leasehold

Floor Area : 613.00 sq ft

Local Authority : WBWF

Council Tax Band : B

Bedrooms : 1

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	70	78
(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	





Set on a quiet, tree-lined residential turning in the sought-after Lloyd Park area, this beautifully presented ground floor Warner flat offers a generous one bedroom layout in great condition, with the added benefit of access to a shared rear garden. The flat retains that classic Warner character while providing a comfortable, ready-to-move-into home that will appeal to first-time buyers and downsizers alike.

Diana Road is renowned locally for its peaceful feel, friendly community vibe and attractive ex-Warner streetscape, while still placing you within easy reach of the best of Walthamstow. Lloyd Park and the William Morris Gallery are just a short stroll away for weekend walks, markets and events, and there are excellent local shops, cafés and pubs nearby, including those around Poets Corner and Walthamstow Village. Strong transport links from Walthamstow Central and nearby stations put the Victoria line, Overground and bus routes within easy reach, making this a well-connected yet quietly situated E17 home.







- One Bedroom Flat
- Immaculately Presented
- Long Lease
- West Facing Garden

- Own Section of Garden
- Warner Maisonette
- Walking Distance to Loyd Park
- Walking Distance to Both Walthamstow Central and Blackhorse Road Stations





GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan contained herein, 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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To view call **0208 503 6060**

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