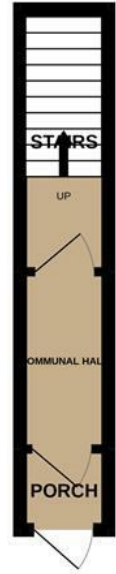


GROUND FLOOR
82 sq. ft. (7.6 sq. m.) approx.



1ST FLOOR
545 sq. ft. (50.5 sq. m.) approx.



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TOTAL FLOOR AREA: 627 sq.ft. (58.2 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 operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
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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Email walthamstow@churchill-estates.co.uk

Conveniently located is this two bedroom first floor converted flat, which offers an excellent opportunity for a purchaser to put their own mark on the property and create their ideal home.

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Maude Terrace, Walthamstow, E17 7DG
Offers Over £375,000 Leasehold



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Conveniently located being accessible to Blackhorse Road, Walthamstow Central & St James Street stations is this two bedroom first floor converted flat, which offers an excellent opportunity for a purchaser to put their own mark on the property and create their ideal home.

The property currently offers two bedrooms, lounge, kitchen and bathroom, but also offers the potential to remodel as well as create a loft extension (stpp), so if you are looking for a home to make your own, this could well be the one for you.

Call one of our helpful, friendly team on 020 8503 6060 now, to book your appointment to view.



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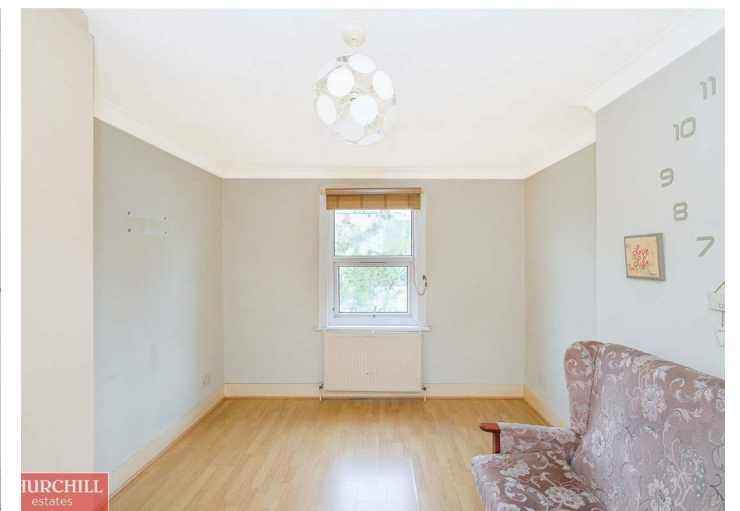
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