

TOTAL FLOOR AREA - 408 sq.ft. (37.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The estate, fixtures and fittings shown hereon are not intended and no guarantee is given as to their quantity or efficiency can be given.
Made with Floorplan 4.0.0.0

Council: Waltham Forest | Council Tax Band: B | Floor Area: 408.00 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.

CHURCHILL
estates



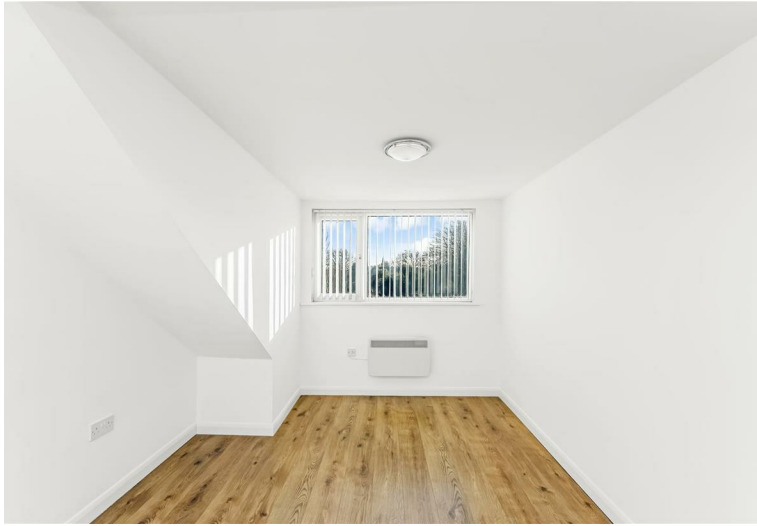
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Exmouth Road, Walthamstow, E17 7QQ
Offers In Excess Of £275,000 Share of Freehold

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



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



Nestled in the charming area of Walthamstow, this unique one-bedroom top floor flat on Exmouth Road presents an excellent opportunity for both first-time buyers and investors alike. Offered on a chain-free basis, this property is perfect for those seeking a hassle-free move.

The flat features a well-proportioned reception room, providing a comfortable space for relaxation and entertaining. The bedroom is inviting and offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

Situated on a quiet street turning, this apartment benefits from easy access to cycle lanes, making it ideal for those who enjoy an active lifestyle. Additionally, the property is just a short walk from various train stations, ensuring excellent transport links to central London and beyond.

One of the highlights of this location is its proximity to the longest outdoor market in Europe, where you can explore a diverse range of stalls and enjoy the vibrant atmosphere. The nearby Wetlands offer a serene escape into nature, perfect for leisurely strolls or cycling.

With a share of freehold, this flat not only provides a comfortable living space but also a sense of ownership and community. This property is a rare find in a sought-after area, and it is sure to attract interest. Do not miss the chance to make this delightful flat your new home.