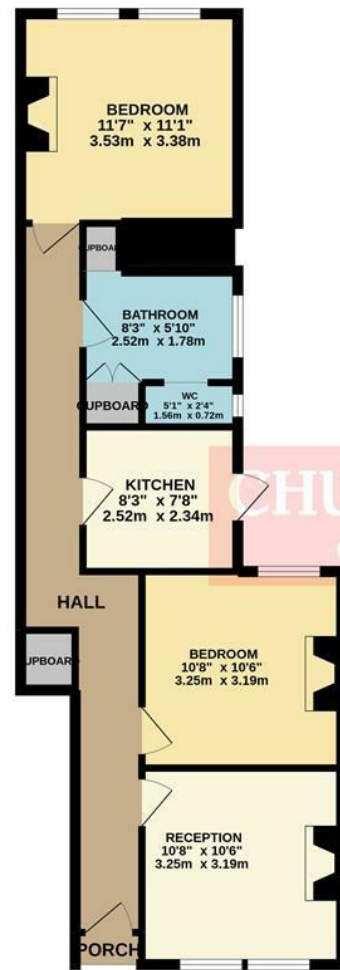


GROUND FLOOR  
624 sq. ft. (58.0 sq. m.) approx.



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TOTAL FLOOR AREA : 624 sq. ft. (58.0 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) <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
Not energy efficient - higher running costs	
68	77
England & Wales	
EU Directive 2002/91/EC	



Tenure: Leasehold  
Lease Information: 189 years from 24/6/1973 (139 years remaining)  
Ground Rent: £ Nil  
Ground Rent review period: Once lease drops to 100 years remaining  
SERVICE CHARGE: £ Nil  
EPC rating: D  
Council Tax Band: B

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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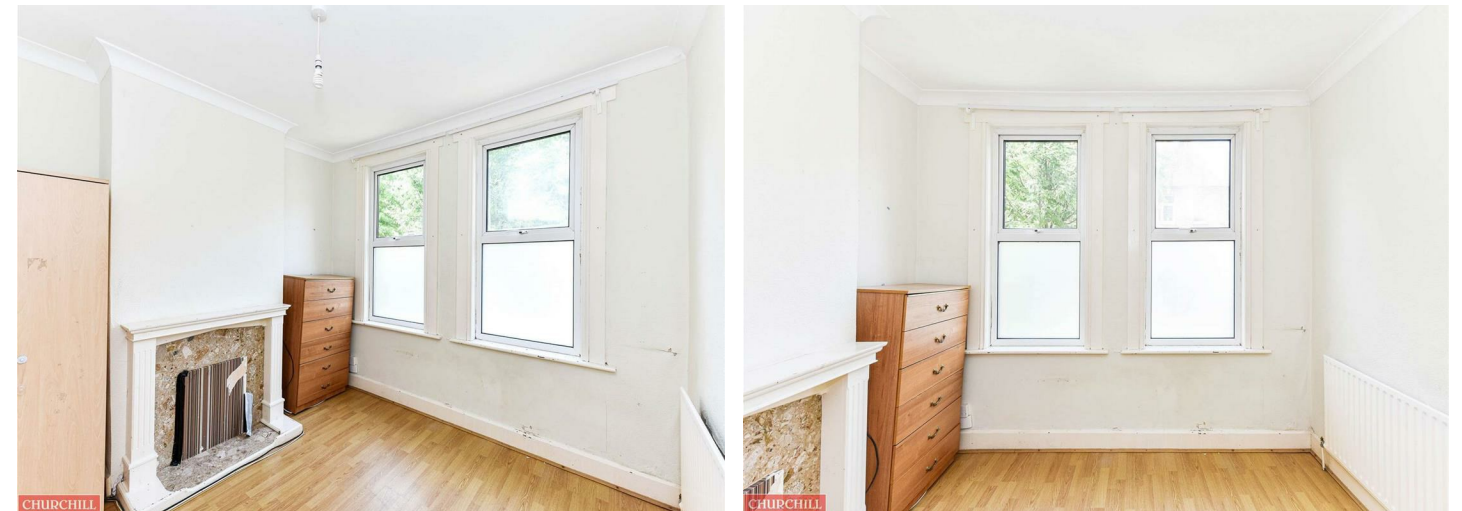
To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

Guide price £435,000 - £465,000. Two bedroom Ground Floor Warner built maisonette, requiring some modernisation

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Brettenham Road, Walthamstow, E17 5AY  
Guide Price £435,000 Leasehold



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Guide price £435,000 - £465,000. Situated in this popular location backing onto Lloyd Park is this Two bedroom Ground Floor Warner built maisonette, the property is offered with a 139 year unexpired lease, Chain Free and own South facing section of the rear garden backing onto Lloyd Park.

Being located within easy reach of Lloyd Park, The William Morris Gallery and Lloyd Park Saturday Market as well as being accessible to Walthamstow Central Station, Walthamstow Market and Cinema complex, this property would make a great project for someone to put their own mark in making this ideal home.

Tenure: Leasehold  
 Lease Information: 189 years from 24/6/1973 (139 years remaining)  
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 SERVICE CHARGE: £ Nil  
 EPC rating: D  
 Council Tax Band: B