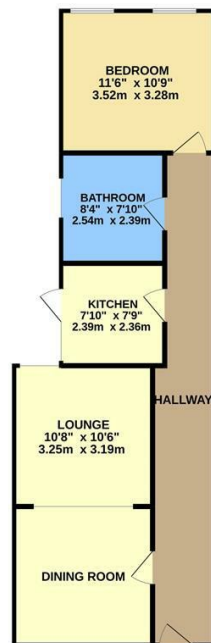


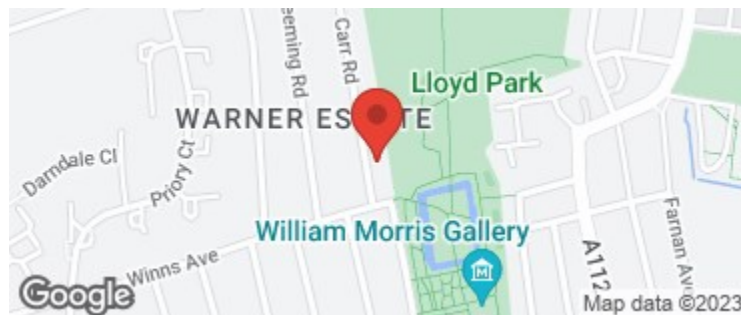


GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metaplan 12002

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	



Council Tax Band: B
EPC rating: TBC
Share of Freehold: 998 years remaining
Ground Rent: Nil
Service Charge: Nil

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Two bedroom (currently being used as a one bedroom) ground floor Warner maisonette offered on a chain free basis.

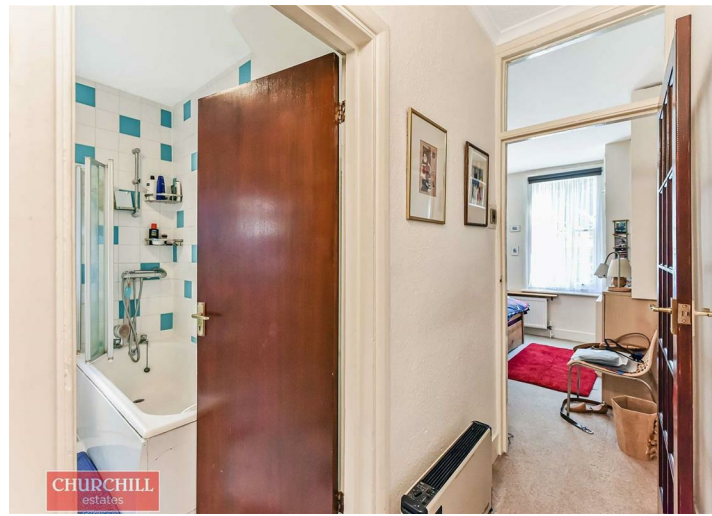
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Carr Road, Walthamstow, E17 5EN
Offers In The Region Of £465,000
Leasehold - Share of Freehold



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This spacious ground floor Warner maisonette must be viewed to be fully appreciated. The extremely well presented living accommodation offers charm and character with it's double glazed sash windows externally the property benefits from a pretty shared rear garden as well as a rare and generous front garden.

Whilst offering a share of the freehold the property benefits from a spacious modern bathroom, large modern fitted Kitchen gas central heating and double glazed sash windows to the rear.

Having originally been designed as a two bedroom maisonette, the property has been remodelled to offer it's current spacious one bedroom accommodation, therefore the property could be reverted back to a two bedroom accommodation if a purchaser(s) so desired to do so.

The property is enviably close to Lloyd Park, William Morris Gallery and the popular Lloyd Park Saturday market, whilst also being accessible to many local restaurants, pubs, Walthamstow market and Walthamstow Central Station.

Council Tax Band: B
EPC rating: TBC
Share of Freehold: 998 years remaining
Ground Rent: Nil
Service Charge: Nil

