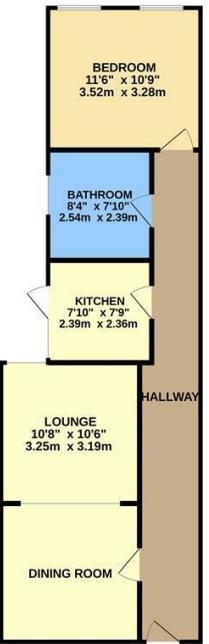
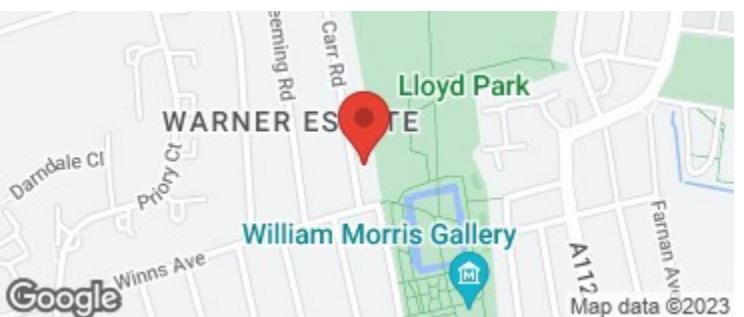
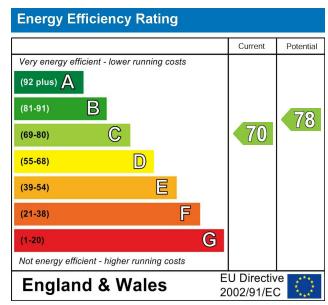




GROUND FLOOR
629 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (56.4 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 inaccuracy. The floorplan is intended for guidance purposes only and should not be relied upon as to the precise layout of the property. Prospective purchasers should make their own arrangements to verify the details contained in the floorplan. Made with Meirgen C002.



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.

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

CHURCHILL
estates



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



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

CHURCHILL
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To view call **0208 503 6060**
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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

