



**CHURCHILL**  
estates





# Crosbie House, Walthamstow

Guide Price   £280,000

Tenure : Leasehold

Floor Area : 526.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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







Guide price £280,000-£300,000. Only by an internal inspection can this delightful Second Floor Flat be fully appreciated and this comes highly recommended.

Situated in a great location being accessed via Church Hill Road, therefore, less than 5 minutes walk to Walthamstow Village with its Bars & Restaurants as well as the amazing Gods Own Junkyard, whilst also being a short walk of both Wood Street & Walthamstow Central Stations, Walthamstow Market and the eagerly awaited New Soho Theatre, this lovely flat is definitely one not to be missed.

Situated up on the Second Floor, the current vendor has thoughtfully remodelled the property to offer a great feeling of space, whilst still enjoying lots of essential storage. From entering the property you are greeted by the spacious reception hall, which gives access to all of the rooms, the bright lounge enjoys a dual aspect with the benefit of French doors and balcony, moving on to the kitchen, this has been the subject of thoughtful re-planning and fitting by the present vendor, there's a modern tiled bathroom/wc with window and good size double bedroom too, with gas central heating and double glazing, the property is ready to move in to. In addition externally the property also benefits from a personal storage shed, great for bikes, cases etc. and there are well tended communal gardens surrounding the property.

Call one of our Friendly, Helpful Team on 020 8503 6060 to book your appointment to view, what could well be your new home.

TENURE: Leasehold

LEASE: 125 Years from 01/08/1988 (90 years remaining)

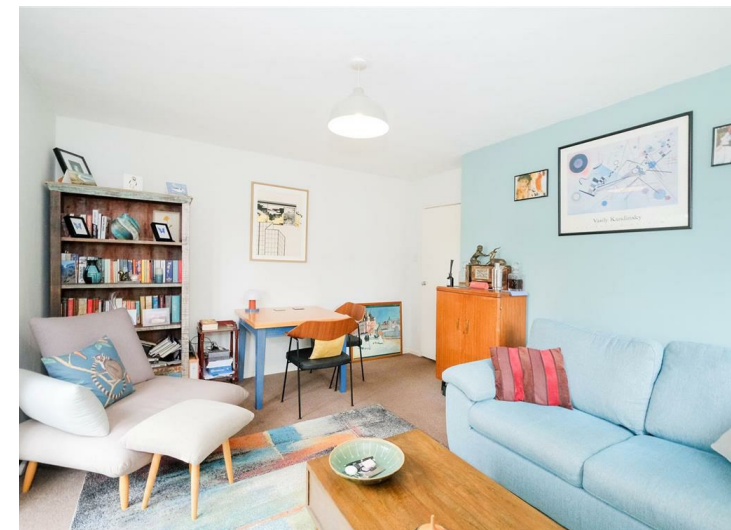
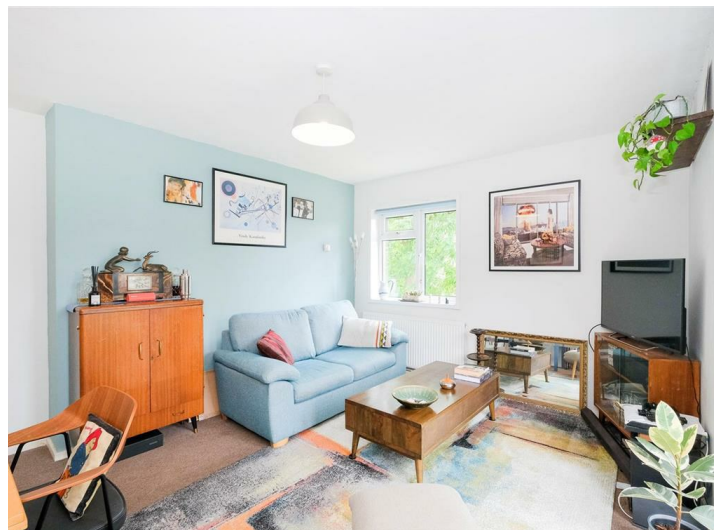
GROUND RENT: £10 pa

SERVICE CHARGE: £500 pa

COUNCIL TAX BAND: B

LOCAL AUTHORITY: Waltham Forest

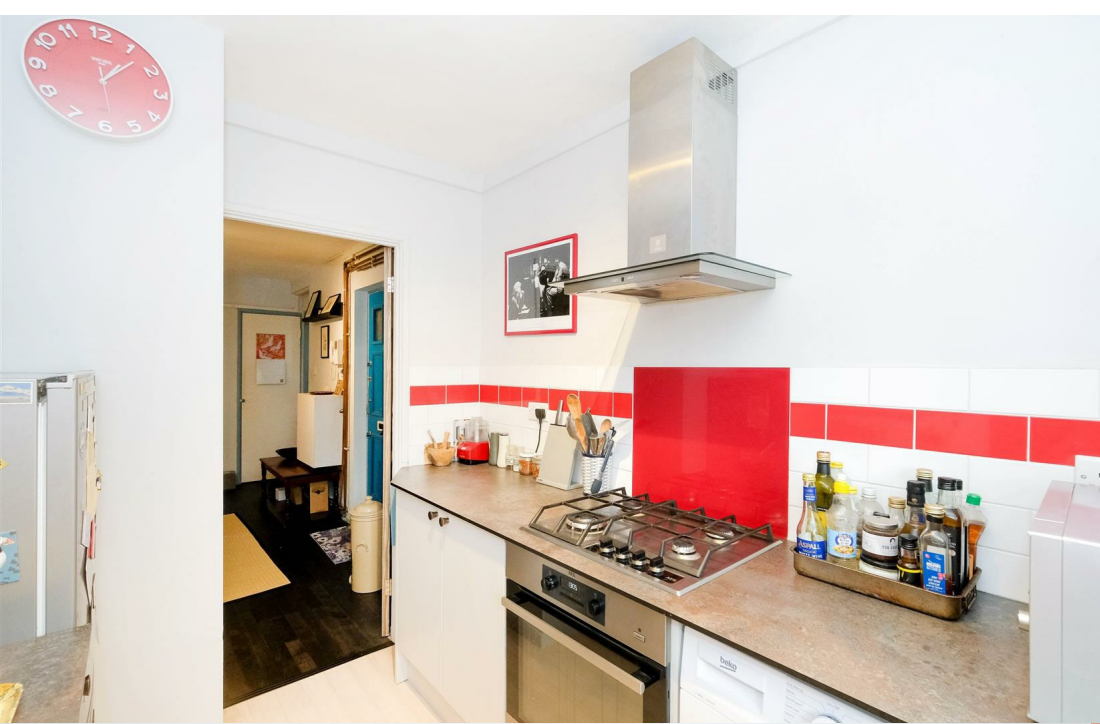
EPC Rating: C73











- Close Village
- Dual Aspect Lounge
- Double Bedroom
- Lot of Storage
- Double Glazing
- Second Floor Flat
- Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Entry Phone System

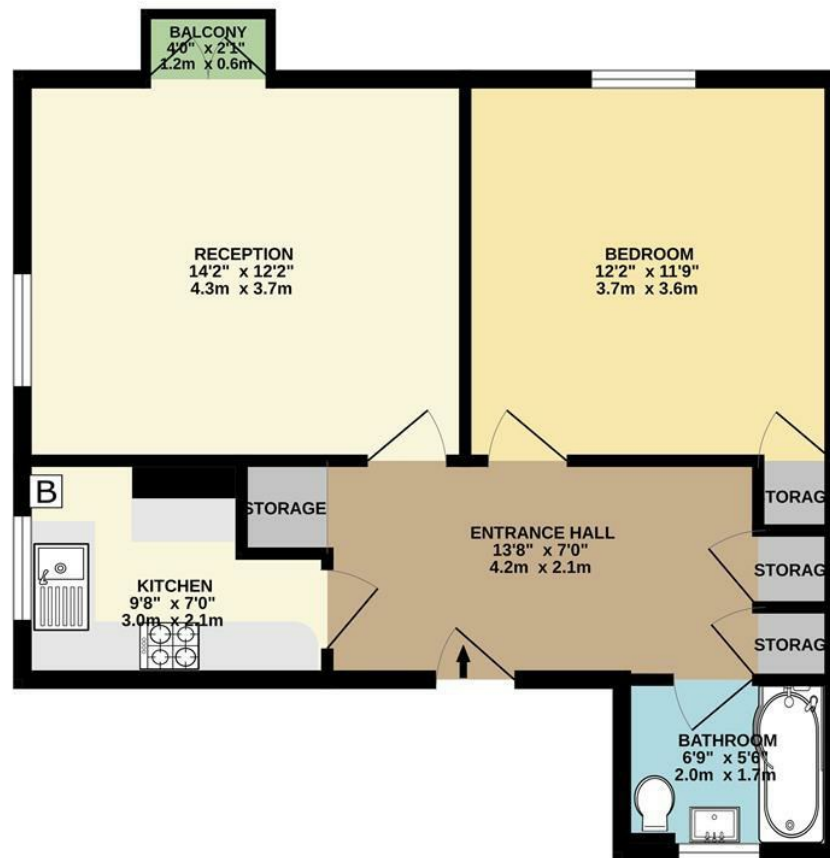








SECOND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.8 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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Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

To view call **0208 503 6060**

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