



CHURCHILL
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Edward Road, Walthamstow

Guide Price £340,000

Tenure: Leasehold

Floor Area: 489.00 sq ft

Local Authority: LBWF

Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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Perfectly located on this popular tree lined turning is this one bedroom ground floor Warner built property. Positioned within a short stroll of Blackhorse Road Victoria Line and St James Street Overground Stations as well as the picturesque Wetlands,

The property which could be the perfect first time purchase for someone looking for a home to make their own overtime. The accommodation comprises of a generous lounge to the front which is filled with light via the west facing bay, a double bedroom, ample storage a kitchen diner to the rear leading to both the bathroom and access to its section of rear garden.

Offered with a lease in excess of 140 years remaining, gas central heating and double glazing.

Call one of our experienced team to discuss the property further or to book your appointment to view.

Tenure: Leasehold 144 years

Ground Rent: NIL

SERVICE CHARGE: NIL

EPC rating: D

Council Tax Band: B





GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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 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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To view call **0208 503 6060**