

FOURTH FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570sq ft (53.0 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is to be used in conjunction with the full Sales Agreement which should be read in full and understood before any offer is made.

Council: LBWF | Council Tax Band: B | Floor Area: 570.00 sq ft

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



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.

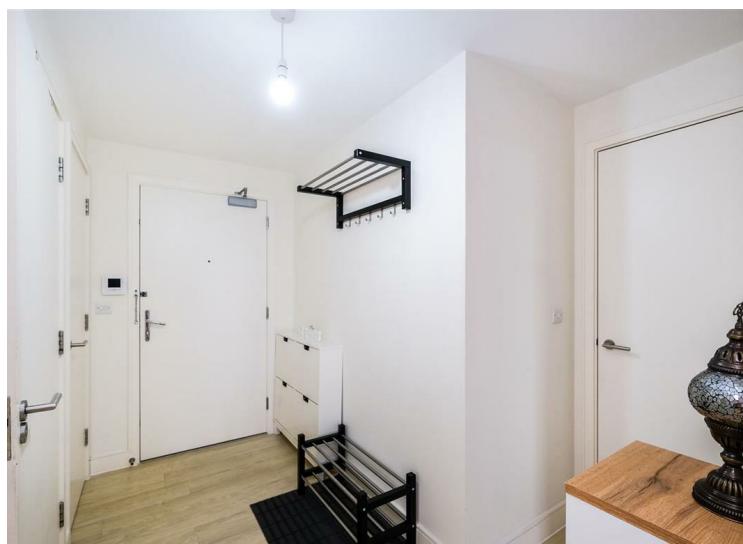
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estates



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Chaplin House,, Walthamstow, E17 4EX
Offers In Excess Of £380,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



OIEO £380,000. This modern (Top) fourth-floor apartment is conveniently located and offers a comfortable living space of 570 square feet, perfect for individuals or couples seeking a stylish urban retreat.

From the spacious Entrance Hall with its useful storage & utilities cupboard, you enter the well-proportioned reception room/kitchen that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The space is designed to maximise natural light, creating a bright and airy environment via the floor to ceiling windows and doors which also provide access to the Private Balcony. The apartment features one spacious bedroom, providing a peaceful sanctuary for rest and rejuvenation. The contemporary design ensures that the bedroom is both functional and aesthetically pleasing. Adjacent to the bedroom, you will find a well-appointed spacious bathroom, equipped with modern fixtures and fittings, ensuring convenience and comfort.

With its thoughtful layout and prime location, it is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely apartment your new home.

TENURE: Leasehold | Lease: 125 from 2014 | Service Charge: £210.96 pcm | Ground Rent: £200 pa

