


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

Energy Efficiency Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	81	81
<b>England &amp; Wales</b>	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.

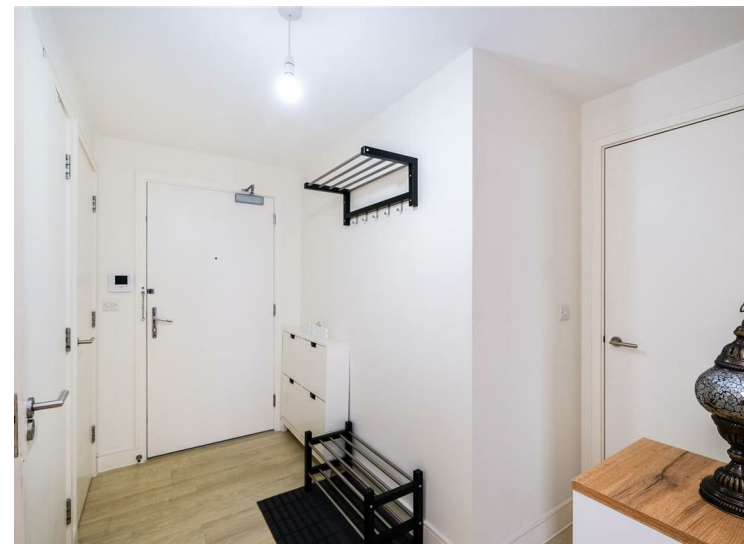
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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

