



CHURCHILL
estates



Lloyd Road, Walthamstow

Guide Price £475,000

Tenure : Leasehold - Share of Freehold

Floor Area : 747.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

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		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



With a guide price of £475,000 to £500,000, this desirable first-floor ex-Warner maisonette presents a prime opportunity in a sought-after location. Conveniently positioned near both Blackhorse Road and St James Street Stations and just a short walk from the scenic Walthamstow Wetlands, this property is a must-see.

Boasting a share of the freehold, the maisonette features a spacious lounge, two well-proportioned double bedrooms, a bathroom with WC, and a kitchen. The kitchen provides access via an internal staircase to the rear garden, offering great potential for personalization.

This property is offered on a CHAIN FREE basis and is an excellent prospect for buyers looking to create their dream home in a fantastic location. Such opportunities are rare and should not be overlooked.

Don't miss out! Call our team now at 020 8503 6060 to schedule your viewing appointment.

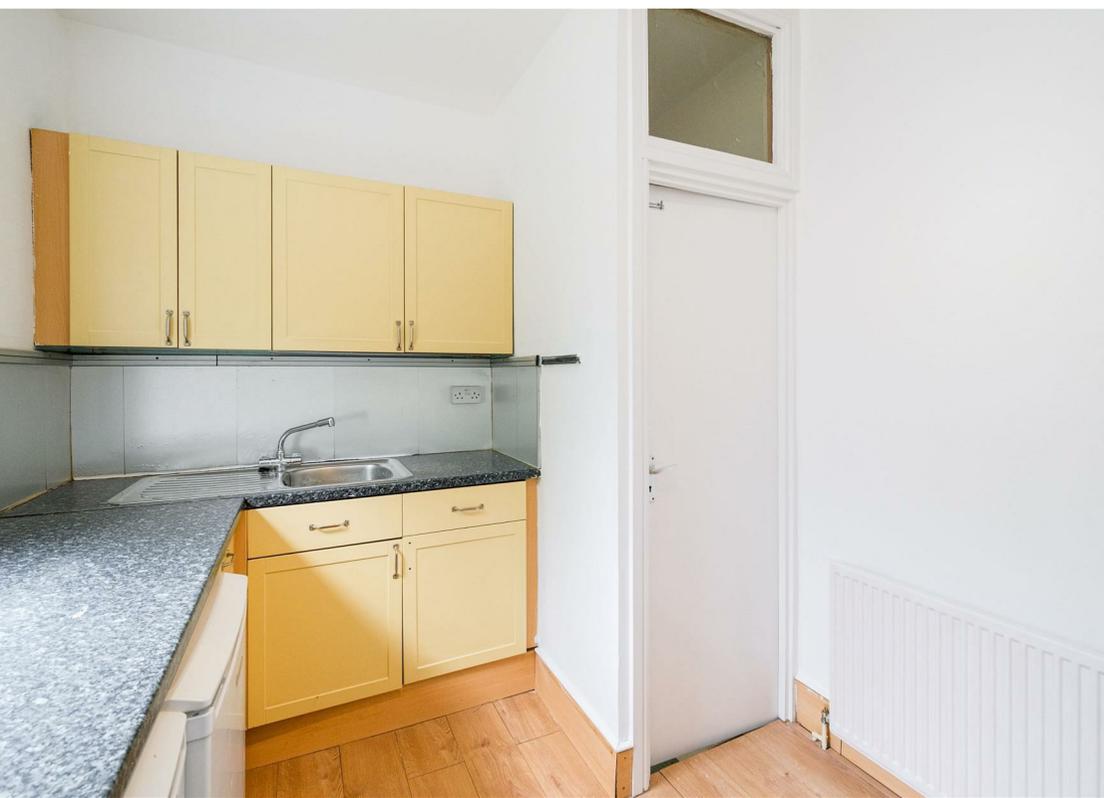






- Chain Free
- share of freehold
- short walk to Blackhorse Road Station
- Own section of rear garden
- First floor Warner
- easy Access to St James Street & the Wetlands





GROUND FLOOR
25 sq ft. (2.4 sq.m.) approx.



FIRST FLOOR
722 sq ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

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