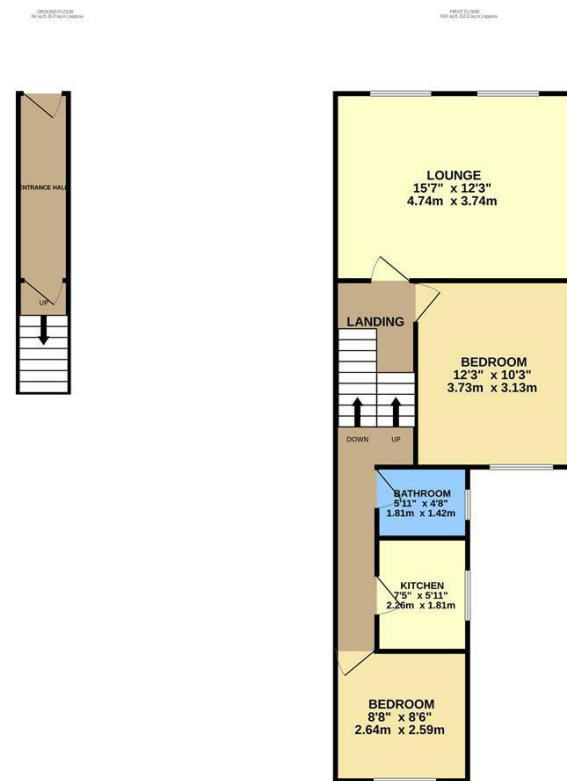


Two bedroom First floor conversion situated within a short walk of both Walthamstow Central & Blackhorse Road Victoria Line Stations



Northcote Road, London, E17 7DU
Guide Price £400,000 Leasehold



TOTAL FLOOR AREA: 623 sq ft (57.9 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan and room measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their quantity or efficiency. Call for plans.
 Made with MyPlan 10/2021

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



Tenure: Leasehold
 Lease Information: 125 years from 2007 (110 years remaining)
 Ground Rent: £150 pa
 Service charge: NIL
 EPC rating: TBC
 Council Tax Band: B

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.



To view call **0208 503 6060**
 Email walthamstow@churchill-estates.co.uk

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This two bedroom first floor Victorian conversion is conveniently located in Central Walthamstow, being accessible to Walthamstow Central, St James Street & Blackhorse Road stations

Having flexible living accommodation the property offers excellent options as to use of bedrooms/reception rooms to meet your needs, this together with being offered chain free with an unexpired lease remaining of 110 years, this property is bound to prove popular, so do not miss this opportunity, call one of our Team on 020 8503 6060 now, to book your appointment without delay.

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