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PRIVATE
PROPERTY

CHURCHILL
estates

West Avenue, Walthamstow

Guide Price £325,000

Tenure: Leasehold

Floor Area: 507.00 sq ft

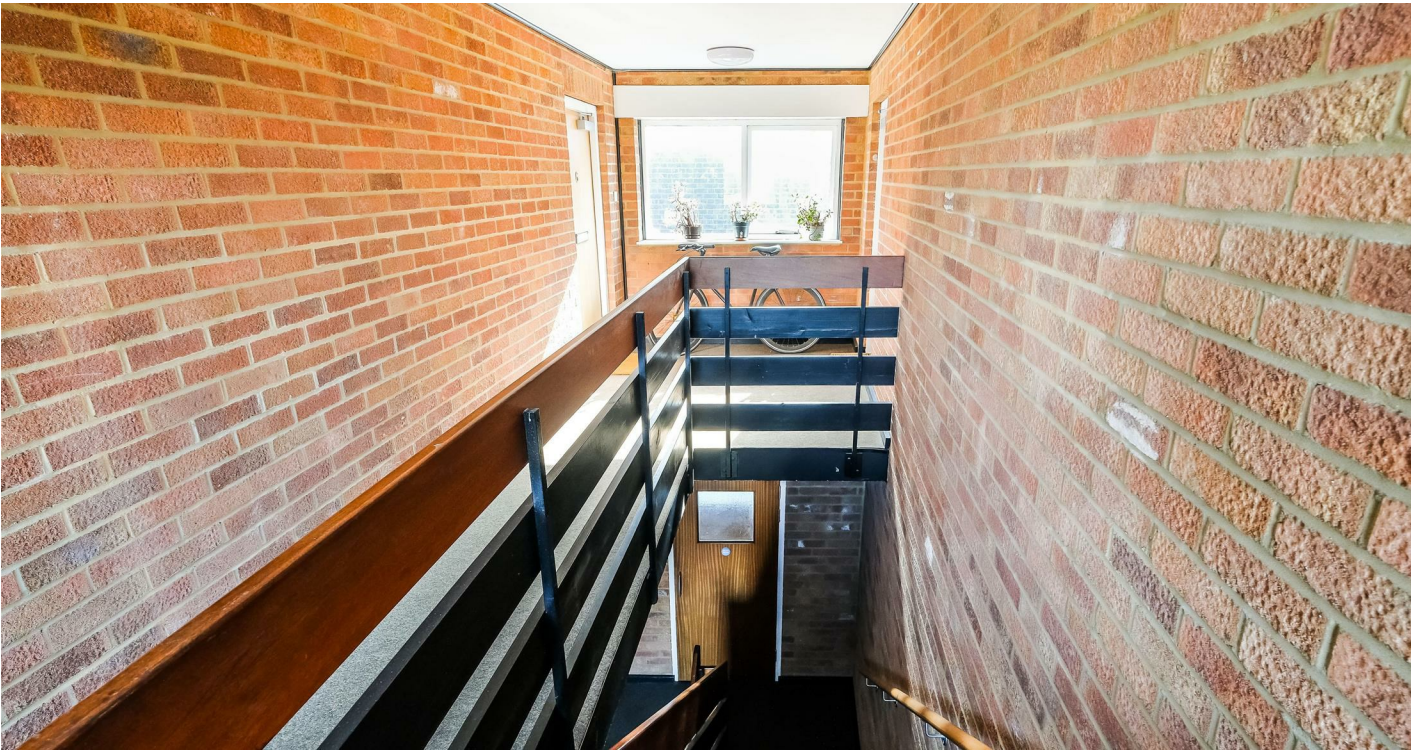
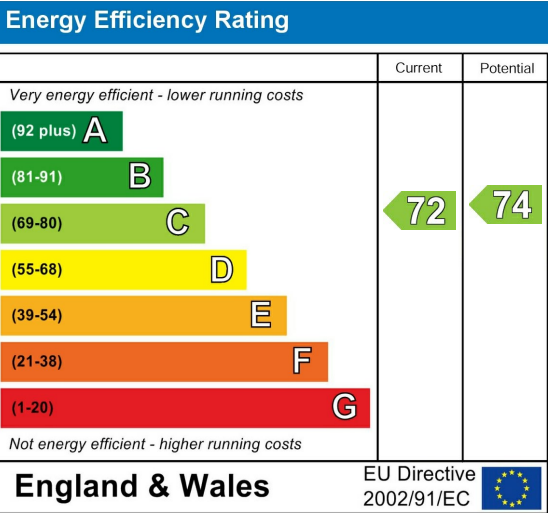
Local Authority: Waltham Forest

Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1







Guide price £325,000-£350,000. CHAIN FEE - NEWLY EXTENDED LEASE. Nestled in the vibrant area of Walthamstow, this Bright & Spacious Top Floor Flat on West Avenue offers a living space perfect for individuals or couples seeking comfort and convenience. The property features a well-proportioned reception room, providing an inviting atmosphere for relaxation or entertaining guests. In addition there is a spacious bedroom, ideal for restful nights and personal retreat.

Walthamstow is known for its lively community and excellent transport links, making it easy to explore the wider London area. With an array of local shops, cafes, and parks nearby, residents can enjoy a blend of urban living and green spaces. This property will not disappoint, having Walthamstow Central Main Line & Victoria Line Station just a short stroll away, in addition to Walthamstow Market, Forest Cinema the New Soho Theatre and Lloyd Park, whilst also enjoying Orford Road/ Walthamstow Village being just around the corner.

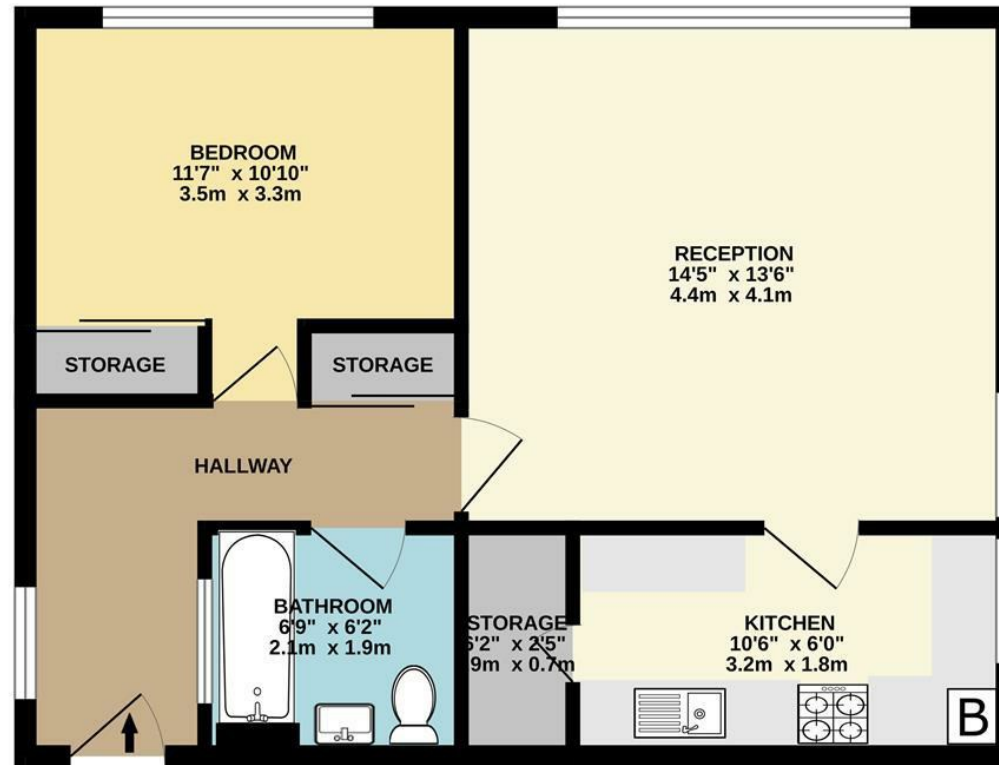
This flat presents an excellent opportunity for those looking to immerse themselves in the dynamic culture of Walthamstow while enjoying this bright & spacious home. Whether you are a first-time buyer or seeking a rental, this property is sure to impress.

TENURE: Leasehold
 LEASE: 189 from 24 June 1982 (146 remaining)
 GROUND RENT: NIL
 SERVICE CHARGE: £1325 pa (based on 2024/2025)
 EPC RATING: TBC
 LOCAL AUTHORITY: Waltham Forest
 COUNCIL TAX BAND: B





TOP FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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**