

CHURCHILL
estates



Boundary Road, Walthamstow

Guide Price £825,000

Tenure : Freehold

Floor Area : 1381.00 sq ft

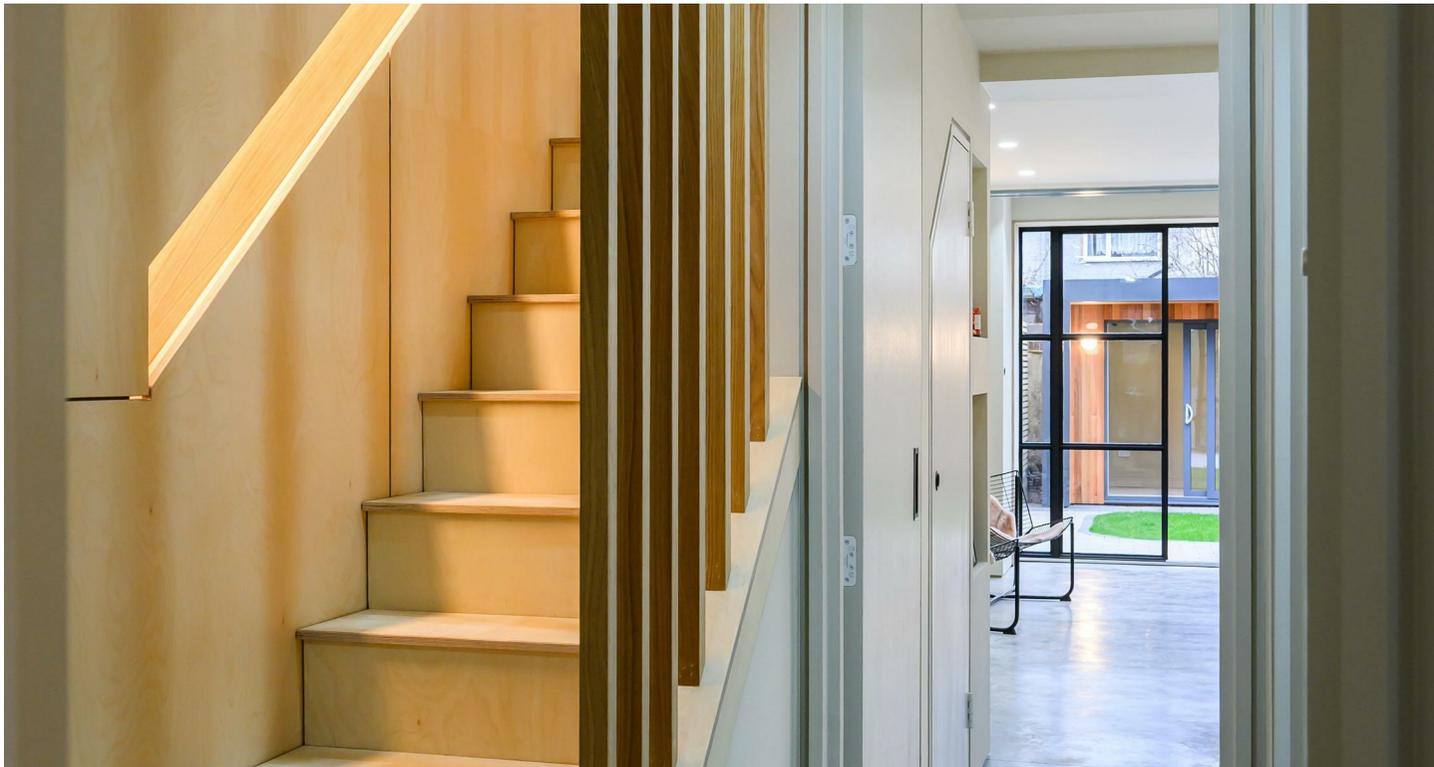
Local Authority : LBWF

Council Tax Band : New Build

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Do not hedge your bets - This one is a sure Winner!

Guide price £825,000 - £875,000. This exceptional property has undergone an imaginative and thoughtfully executed programme of remodelling and refurbishment, resulting in a truly distinctive home finished to an outstanding standard throughout.

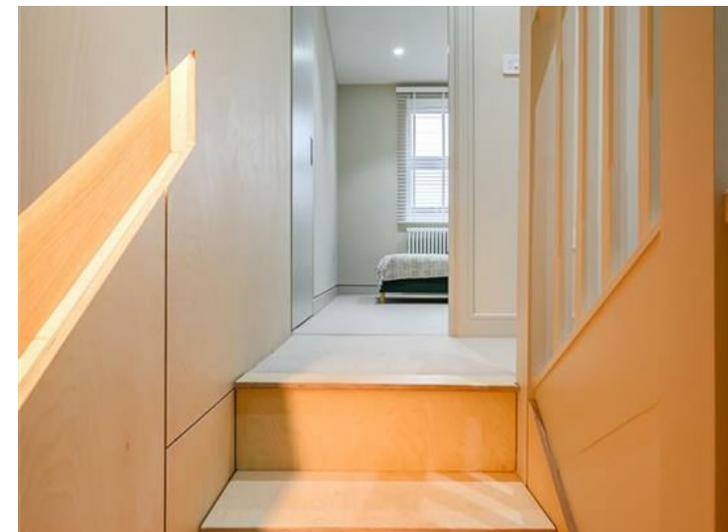
Set behind an attractive, original-style façade — formerly a family-run turf accountant with living accommodation above — the building has been meticulously transformed into a striking, one-of-a-kind residence. Arranged over three floors, the accommodation includes four bedrooms and two bathrooms, yet beyond these fundamentals, this home stands apart from anything typical.

Notable features include:

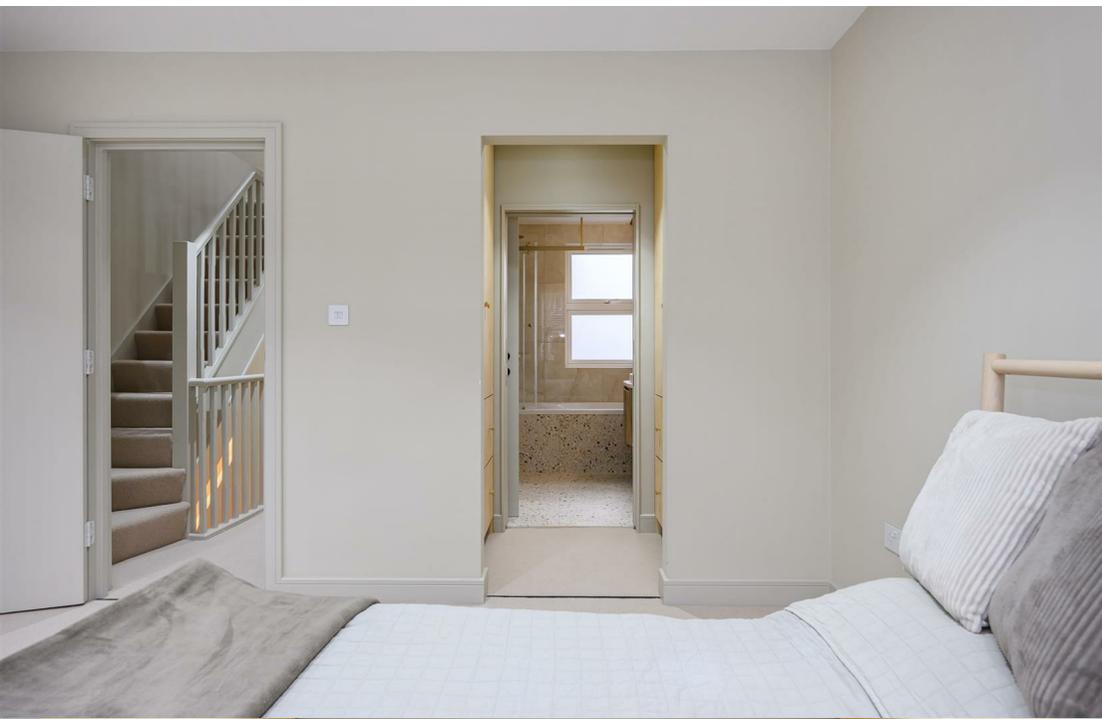
- * 2.4m high internal doors
- * Polished concrete flooring to the ground floor with underfloor heating
- * A contemporary fitted kitchen with high-quality integrated appliances
- * Full-height Crittall-style doors and window opening onto the rear garden
- * Practical garden office
- * Principal bedroom with walk-through fitted dressing area
- * Jack and Jill bathroom to the first floor
- * Spacious shower room on the top floor

Whilst there are many additional details worthy of mention, the list would be too long, therefore, they are best appreciated in person.

This is a truly special home, offering individuality, style and substance in equal measure — an opportunity not to be missed.





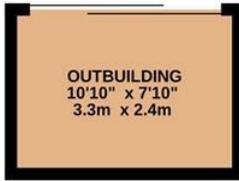


- Superb Individual Home
- Two Bathrooms
- 2.4m High Doors
- Garden Room
- Crittall Doors to rear
- Four Bedrooms
- Spacious Living/Dining/Kitchen Area
- Original Style Facade
- Polished concrete floors to Ground Floor
- Must be viewed

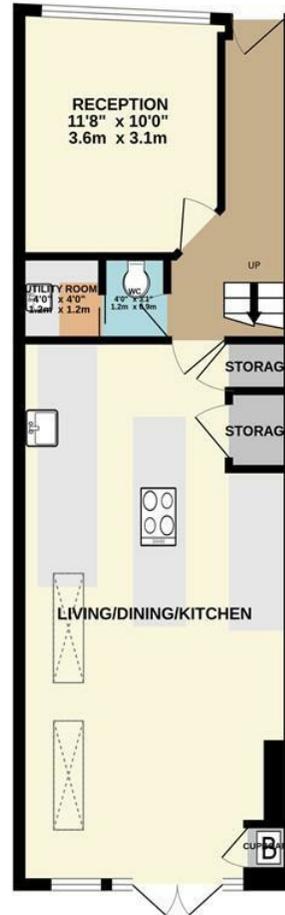




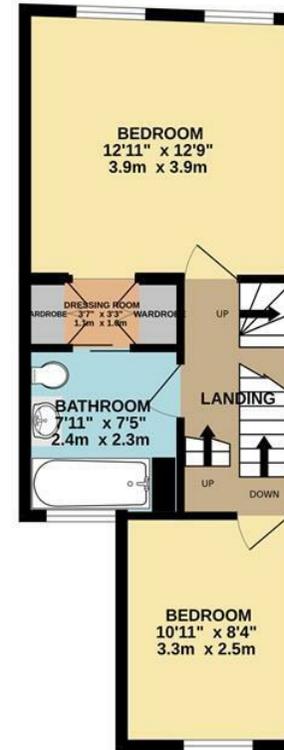
EXTERIOR
85 sq.ft. (7.9 sq.m.) approx.



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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**

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