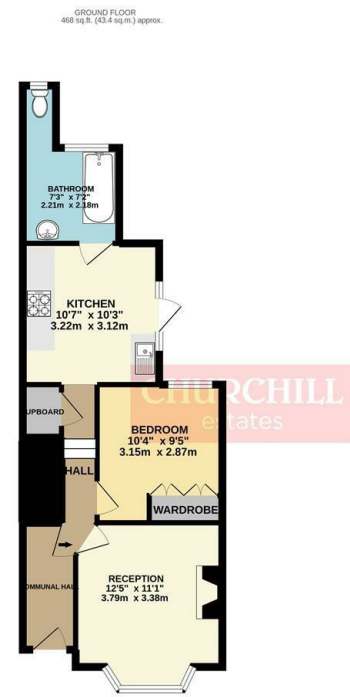




Situated in the popular Lloyd Park Area is this chain free, One bedroom ground floor Warner built flat, being sold with a newly extended lease



TOTAL FLOOR AREA - 468 sq ft (43.4 sq m) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The figures in this document are for information only and should be used as a guide only. The services, systems and appliances shown have not been tested and are provided as they are. No liability is accepted for any loss or damage caused by the use of the information provided here. Made with iStockphoto.com

Carr Road, Walthamstow, E17 5EP

Offers In Excess Of £325,000 Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(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: 124 years from 24 June 1994 (94 years remaining, currently being extended)
 Ground Rent: £120 pa
 Ground Rent review period: For 25 years to 24 June 2042 - £120 pa. For the third 25 years to 24 June 2067 - £180pa. For the remainder of the term. £240 pa
 SERVICE CHARGE: NIL
 EPC rating: D
 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 one bedroom ground floor Warner built garden flat is situated on this popular tree lined turning, being within easy reach of Lloyd Park, the William Morris Museum and Lloyd Park Saturday market as well as being accessible to Walthamstow Central station, shopping facilities, local restaurants and bars. The property has a current unexpired lease of 94 years, however, this is currently being extended by the vendors.

Offering an excellent opportunity to create a lovely home in a great location, viewing come highly recommended.

Call one of our friendly, helpful team on 020 8503 6060 to book your appointment to view.

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