



Council: Waltham Forest | Council Tax Band: B | Floor Area: 580.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**

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Nestled on Edward Road in the vibrant area of Walthamstow, this charming first-floor flat offers a delightful blend of character and modern convenience. Built in 1900, this pre-1914 Warner-built property boasts a spacious 580 square feet of living space, making it an ideal home for individuals or couples seeking comfort and style.

Upon entering, you are welcomed into a generous 15ft living and dining room, perfect for both relaxation and entertaining. The room is bathed in natural light, thanks to the double-glazed windows, creating a warm and inviting atmosphere. The flat features one well-proportioned double bedroom, providing a peaceful retreat at the end of the day.

The bathroom is thoughtfully designed, ensuring all your needs are met. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

One of the standout features of this flat is the shared rear garden, offering a lovely outdoor space to unwind or enjoy a sunny afternoon. The location is particularly advantageous, with Blackhorse Road just a short distance away, providing excellent transport links and access to local amenities.

This unfurnished flat is available now, allowing you to personalise the space to your taste. If you are looking for a charming home in a lively area, this property on Edward Road is not to be missed.

