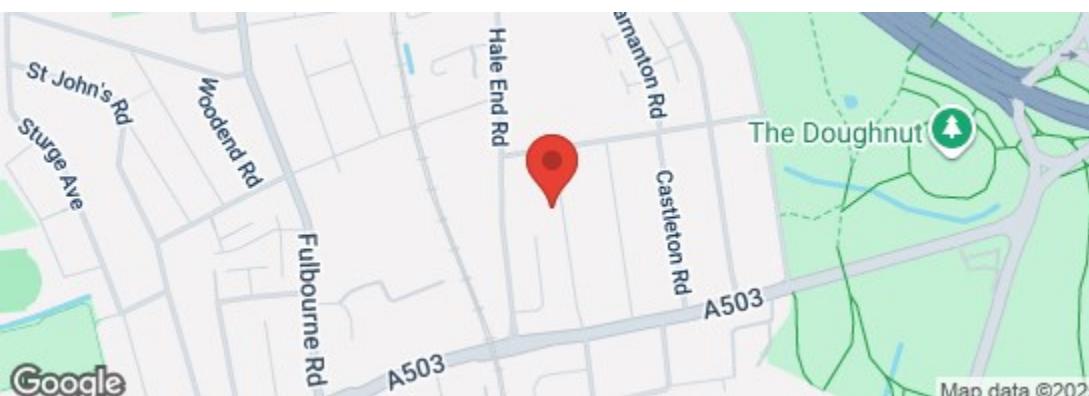


Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 592.00 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		
(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**

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**CHURCHILL**  
estates



Nestled on the charming Woodstock Road in Walthamstow, this delightful first-floor conversion flat offers a perfect blend of modern living and comfort. Available for immediate occupancy, this unfurnished property features two spacious double bedrooms, making it an ideal choice for professionals or small families seeking a stylish and convenient home.

As you enter, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The large loft bedroom adds a unique touch, providing ample space and a sense of openness. The flat boasts a modern fitted kitchen, equipped with contemporary appliances, ensuring that cooking is a pleasure rather than a chore. The modern fitted bathroom complements the property beautifully, offering a clean and fresh space for your daily routines.

With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient environment all year round. The split-level design enhances the sense of space and privacy, making this flat a truly inviting place to call home.

Situated in a vibrant area, you will find an array of local amenities, parks, and excellent transport links nearby, making it easy to explore all that Walthamstow has to offer. This property is not just a flat; it is a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location. Do not miss the chance to make this lovely flat your new home.

