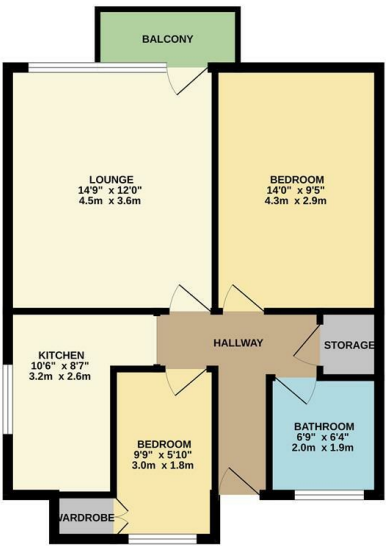




TOP FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678sq.ft. (63.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, gardens, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information purposes only and should be used as a guide only. The purchaser is advised to obtain a professional valuation of the property and to verify the accuracy of the figures contained herein. The agent is not responsible for any error or omission.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 678.00 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.

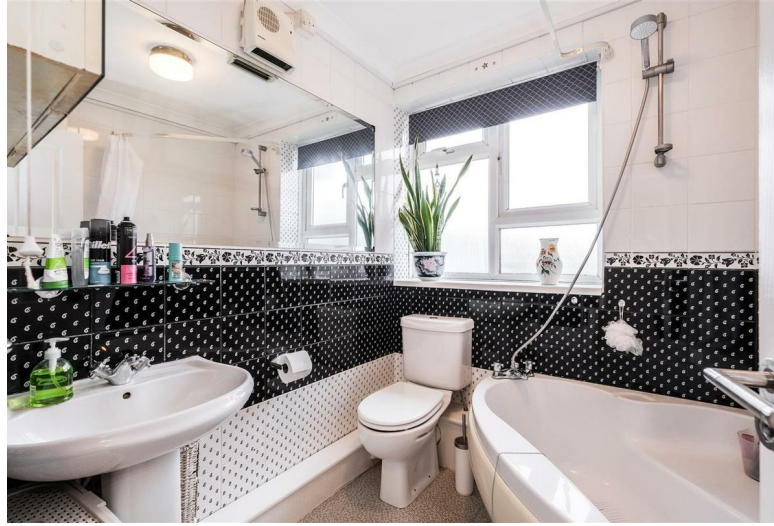


95 Montalt Road, Waltham Forest, IG8 9TD
£339,995 Leasehold - Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**



Situated with views across London & Woodford golf course is this good sized two double bedroom top floor flat that benefits from a 14x12 foot living room, fitted kitchen, and a SHARE OF THE FREEHOLD. Externally there is a storage shed, larger than average garage EN BLOC and communal gardens. The property is ideally situated close to local shops with easy access to Woodford & Highams park train stations.

SHARE OF FREEHOLD
LEASE 900 PLUS
GROUND RENT £1
SERVICE CHARGE £1500

