



Floor plan details:

- BALCONY:** 14'9" x 12'0" (4.5m x 3.6m)
- LOUNGE:** 14'9" x 12'0" (4.5m x 3.6m)
- BEDROOM (Top Right):** 14'0" x 9'5" (4.3m x 2.9m)
- KITCHEN:** 10'6" x 8'7" (3.2m x 2.6m)
- HALLWAY:** Central corridor connecting rooms.
- STORAGE:** Located near the top bedroom.
- BEDROOM (Bottom Left):** 9'9" x 5'10" (3.0m x 1.8m)
- BATHROOM:** 6'9" x 6'4" (2.0m x 1.9m)
- WARDROBE:** Located near the bottom bedroom.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 678.00 sq ft

CHURCHILL
estates



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
ANNUAL SERVICE CHARGE £2,284

