



TOTAL FLOOR AREA: 758 sq ft (70.5 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used in conjunction with the property guide. The agent, its agents and any other persons named herein do not warrant or guarantee, in any way, the accuracy or reliability of the information provided.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 758.00 sq ft

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Badlis Road, Walthamstow, E17 5LG
£2,200 Per Month

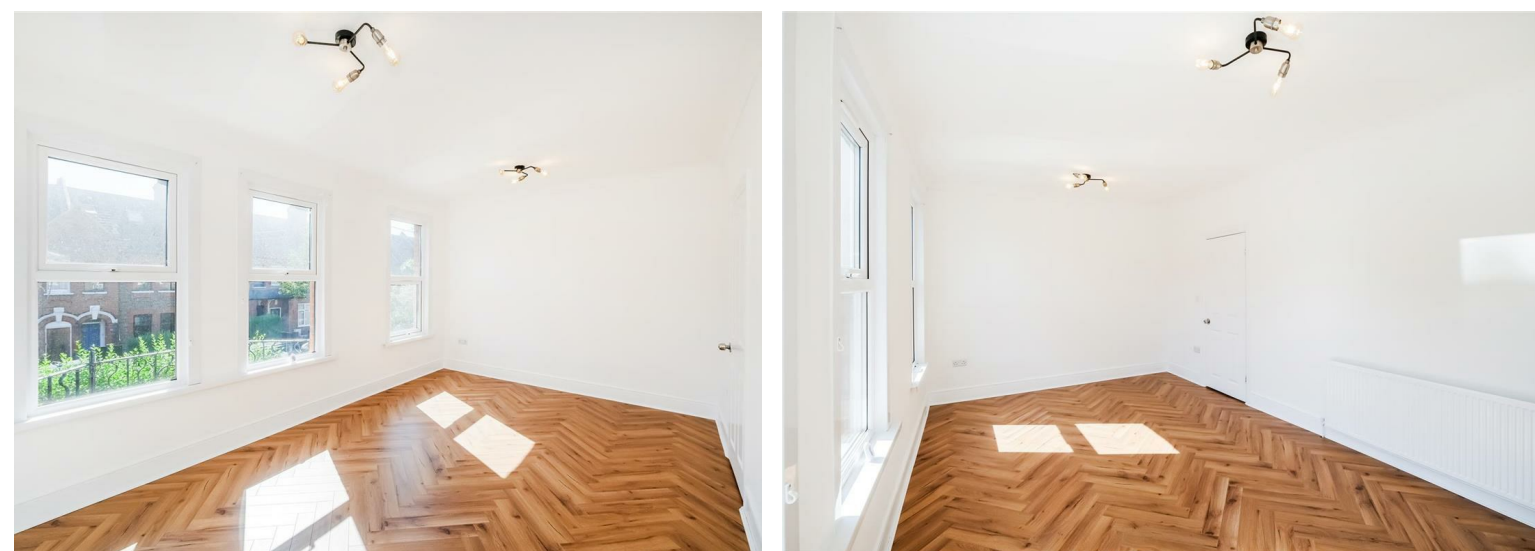
Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 1

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		55	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

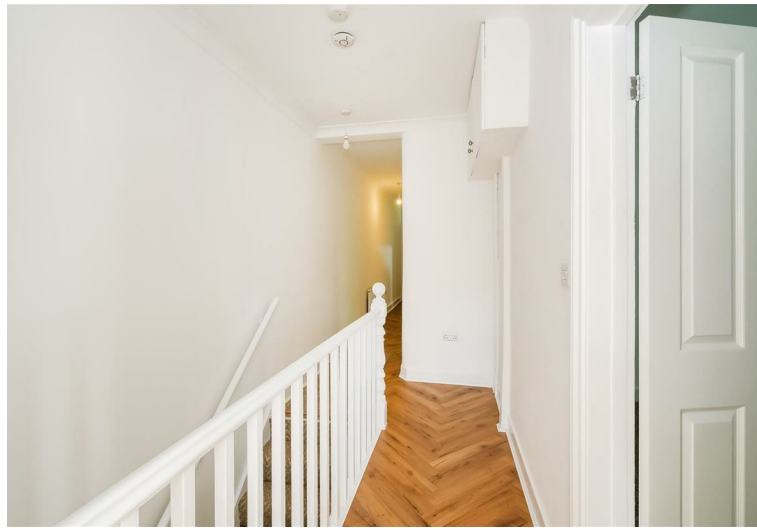


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.

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Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Nestled on the charming Badlis Road in Walthamstow, this delightful upper maisonette offers a perfect blend of modern living and classic character. Spanning an impressive 758 square feet, this property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The maisonette boasts two bedrooms, with the potential to utilise the additional reception room as a third bedroom, catering to various lifestyle needs.

The property is situated in the highly sought-after Lloyd Park area, known for its vibrant community and beautiful green spaces. Residents will appreciate the convenience of being within close proximity to both Walthamstow Central and Blackhorse Road Stations, ensuring easy access to central London and beyond.

This upper maisonette is modern throughout, offering a fresh and inviting atmosphere. The shared garden provides a lovely outdoor space for residents to enjoy, while the gas central heating ensures comfort during the cooler months.

Available unfurnished from late July, this property presents an excellent opportunity for those seeking a stylish and convenient home in a desirable location. With local amenities just a stone's throw away, this maisonette is perfect for individuals or families looking to embrace the vibrant lifestyle that Walthamstow has to offer. Don't miss the chance to make this charming property your new home.

