



CHURCHILL
estates



82 Chingford Road, Walthamstow

Offers In Excess Of
£275,000

Tenure : Leasehold

Floor Area : sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

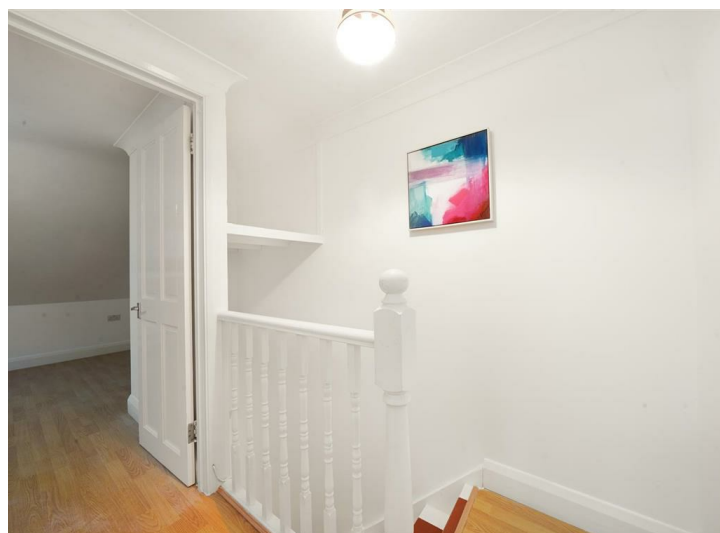


This charming first-floor flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a spacious bedroom, providing a serene retreat for rest and relaxation. The inviting reception room serves as a versatile space, ideal for entertaining guests or enjoying quiet evenings at home and conveniently adjoins the fitted kitchen adding extra convenience.

The flat also includes a modern bathroom, designed with functionality in mind, ensuring your daily routines are both comfortable and efficient. The location is particularly appealing, with easy access to local amenities, Lloyd park, and excellent transport links, making it an ideal choice for those who wish to explore the vibrant culture and community of Walthamstow.

This property presents a wonderful opportunity for anyone looking to embrace a stylish and convenient lifestyle in one of London's most sought-after areas. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its blend of practicality and charm. Don't miss the chance to make this delightful flat your new home.

TENURE: Leasehold
LEASE: 125 Years from 25/03/2008
GROUND RENT: £150 pa
SERVICE CHARGE: One third share, if required
EPC RATING
LOCAL AUTHORITY Waltham Forest
COUNCIL TAX BAND B





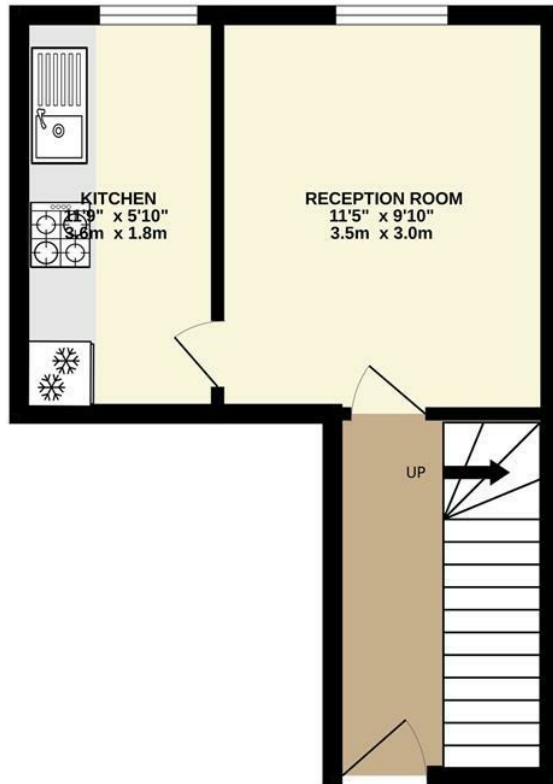


- First Floor
- Split Level
- Long Lease
- Internal inspection advised
- Double glazing
- Converted Flat
- Refurbished
- Close Iloyd Park
- Gas Central Heating

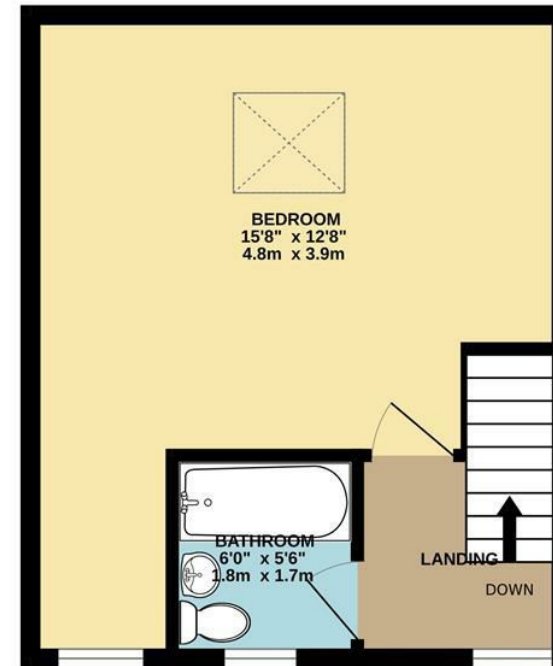




FIRST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



SECOND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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To view call **0208 503 6060**

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