



CHURCHILL
estates

Station Road, Walthamstow

Offers In Excess Of
£300,000

Tenure: Leasehold

Floor Area: 581.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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		







Nestled on Station Road in the vibrant St James Street area of Walthamstow, this charming one-bedroom ground floor garden flat presents an excellent opportunity for both first-time buyers and investors alike. Offered on a chain-free basis, this property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat features a well-appointed bedroom and a modern bathroom, ensuring comfort and convenience for its occupants. With a lease extending beyond 200 years, this property offers peace of mind for long-term ownership.

One of the standout features of this flat is its enviable location, providing easy access to St James Street Weaver Line, Queens Road, and Walthamstow Central Victoria Line Stations. This connectivity makes commuting to central London and beyond a breeze, catering to the needs of busy professionals.

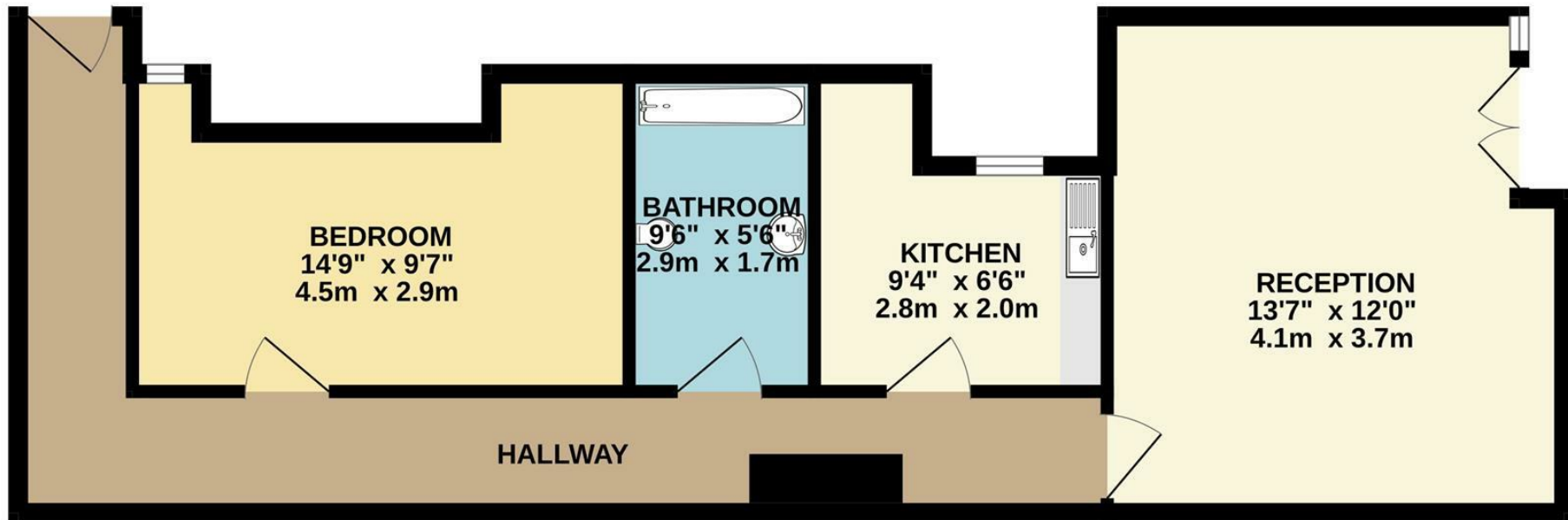
For those who appreciate the outdoors, the Walthamstow Wetlands and St James Park are both within close proximity, offering beautiful green spaces for leisurely strolls, picnics, or simply enjoying nature.

In summary, this delightful flat combines modern living with an ideal location, making it a perfect choice for anyone looking to embrace the vibrant lifestyle that Walthamstow has to offer. Don't miss the chance to make this lovely property your new home.





GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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**