



CHURCHILL
estates



Selborne Road,
Walthamstow

Offers In The Region
Of £330,000

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Tenure : Leasehold

Floor Area : 476.00 sq ft

Local Authority : Waltham
Forest



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Set in a sought-after location in the heart of Walthamstow, this well presented one bedroom apartment set on the seventh floor offers modern living, excellent transport links and impressive skyline views. The property features a bright and welcoming open plan kitchen and living area, creating an ideal space for both relaxing and entertaining. A private balcony provides a valuable outdoor space and enjoys far reaching views across the surrounding skyline. The generously sized bedroom offers plenty of room for comfortable living, while the apartment also benefits from good storage space, helping to keep the home practical and clutter free.

Location is a major highlight. Walthamstow Central Station is just across the road, providing access to the Victoria Line and Weaver Line to Liverpool Street fast, convenient connections into Central London and beyond. The property is also conveniently positioned for Walthamstow mall and Walthamstow Market, with a wide range of shops, cafés, restaurants and everyday amenities close at hand. For those looking to enjoy the area's character and independent offerings, Walthamstow Village is approximately 0.3 miles away, The area also offers a great choice of entertainment, with Forest Cinema nearby and easy access to Soho Theatre, known for its varied programme of live shows, theatre and performances. Outdoor space is also within easy reach, with Lloyd's Park approximately 0.6 miles away, providing a popular green space for walks, leisure and enjoying the outdoors.

Offered chain free, this apartment is well suited to first time buyers, London professionals and investors alike, combining a convenient location with desirable features, impressive views and excellent transport connections.





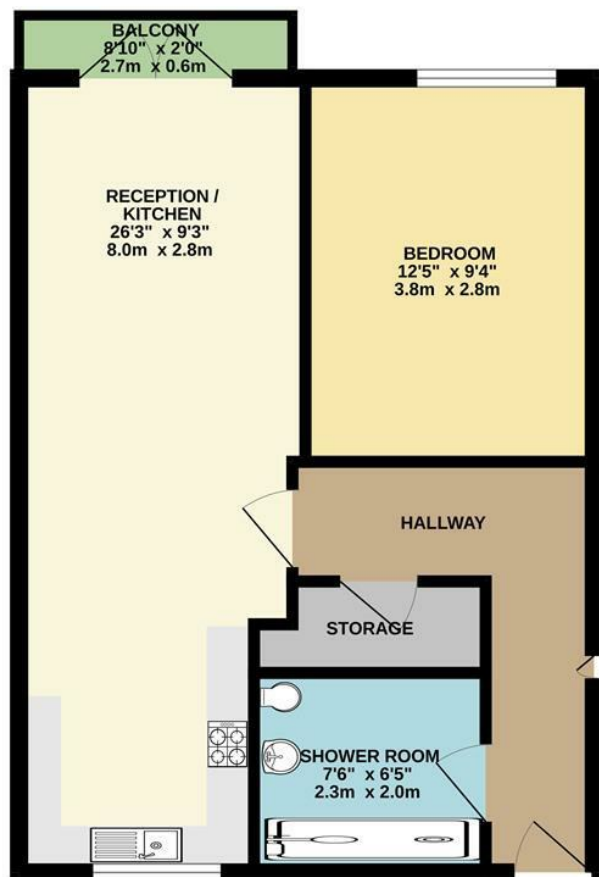


- Walthamstow Central Location
- Chain Free
- Walthamstow Village Is Approximately 0.3 Miles Away
- Seventh Floor
- Private Balcony
- Walthamstow Central Station Across The Road

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SEVENTH FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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 	



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To view call **0208 503 6060**