



WINNS AVENUE, LONDON OFFERS OVER £490,000

Leasehold



CHAIN FREE* Wonderlease are proud to present to the market for sale this stunning modern, ground floor ex warner flat in the ever popular Lloyd Park. This property benefits from two double bedrooms, separate reception room, fully fitted kitchen...

- Stunning Ground Floor Two Bedroom Flat
- Two Double Bedrooms
- Separate Reception Room
- Fully Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Modern Family Bathroom With Shower Cubicle
- Wooden Flooring Throughout
- Short walk to Lloyds Park
- Shared Rear Garden

CHAIN FREE Wonderlease are proud to present to the market for sale this stunning modern, ground floor ex warner flat in the ever popular Lloyd Park.

This property benefits from two double bedrooms, separate reception room, fully fitted kitchen, modern family bathroom with separate shower cubicle, shared rear garden, gas central heating (Untested), double glazing throughout and has wooden flooring throughout.

The property is just a short walk from the sought after Lloyd Park and William Morris gallery, while Hoe Street is a little further away, boasting with excellent restaurants and shops.

Go further and you'll find Walthamstow Central station, where you can reach the City or West End in around 20 mins or less.

Kitchen- 2.64 x 2.46m (8'8" x 8'1")

Reception Room- 3.25 x 3.20m (10'8" x 10'6")

Bedroom 1- 3.48 x 3.40m (11'5" x 11'2")

Bedroom 2- 3.20 x 3.17m (10'6" x 10'5")

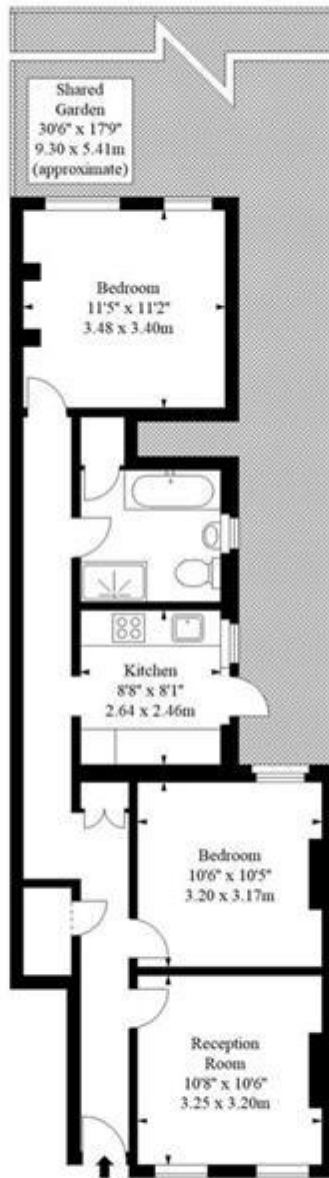
Council Tax Band: B

Tenure: Leasehold





Winns Avenue, E17
 Approx. Gross Internal Area *
 683 Ft² - 63.45 M²



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

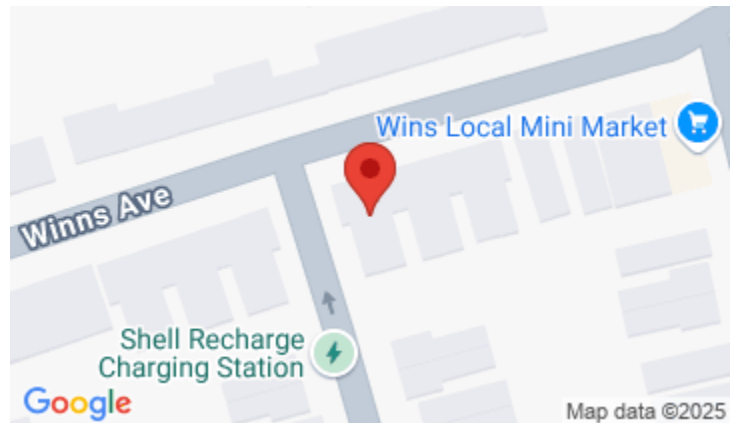
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it

cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.