

One bedroom second floor apartment enjoying Canal views

CHURCHILL
estates



Yarmouth Crescent, Tottenham, N17 9PQ

Offers in excess of £295,000 Leasehold



To view call **0208 503 6060**
email walthamstow@churchill-estates.co.uk



HURCHILL
estates



HURCHILL
estates



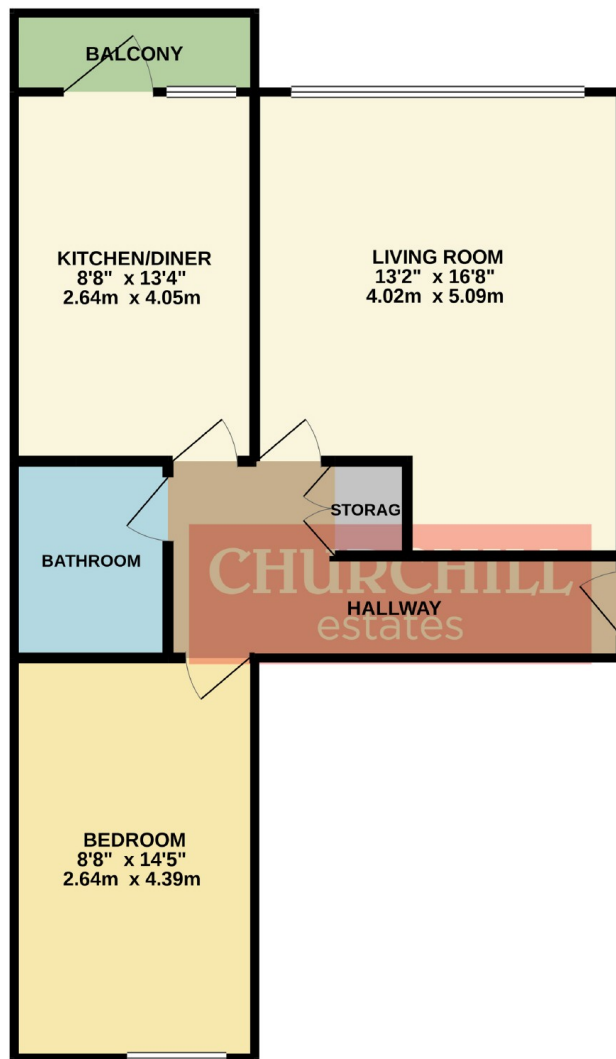
Guide price £320,000 - £340,000.

This bright and spacious one bedroom second floor apartment is beautifully positioned on the edge of the River Lea, taking advantage of the spectacular views up and down the river and across the sprawling Walthamstow Wetlands. Also within easy access of the Tottenham Hale Retail Park and the Victoria Line and Overground Stations.

The property which measures in excess of 550sq ft, benefits from a generous sized rooms including a 17ft lounge which is flooded with natural light via the full width windows and also a well throughout kitchen diner opening up onto the balcony where you can enjoy a well earned glass of wine watching the barges pass by.



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 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.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100) A			
(61-81) B			
(49-60) C		73	76
(35-48) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



To view call **0208 503 6060**
email walthamstow@churchill-estates.co.uk