



TRESHAM WALK, LONDON, E9
£550,000 LEASEHOLD

SPACIOUS THREE-BEDROOM HOME WITH GARDEN & BALCONY

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DESCRIPTION:

A fantastic three-bedroom home offering generous and versatile living space, complemented by both a front garden and a private balcony.

The property has a welcoming feel throughout, with well-proportioned rooms that provide plenty of flexibility for modern family life. The three bedrooms offer excellent accommodation, while the additional living space gives buyers plenty of scope to create comfortable sitting, dining and working areas.

Outside, the front garden provides an attractive approach to the property, while the balcony is a real bonus perfect for enjoying a morning coffee, getting some fresh air or creating a relaxed outdoor seating area.

The location is another key attraction, with a good range of local shops, cafés, restaurants and everyday amenities close by, making day-to-day life convenient. There are also excellent transport links nearby, providing easy access to surrounding areas and making the property particularly appealing to commuters and those wanting to stay well connected.

The property is in generally liveable condition while also offering the opportunity for a new owner to add their own touches over time. There is therefore no need to take on a major project from day one, but plenty of potential to further enhance the home and make it truly your own.

With its spacious accommodation, three bedrooms, garden, balcony and convenient setting, this is a home that offers a great balance of comfort, practicality and future potential.

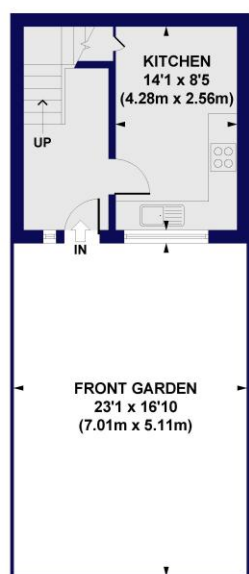
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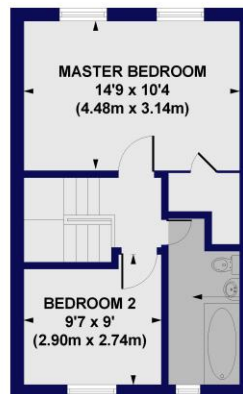
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Tresham Walk, E9

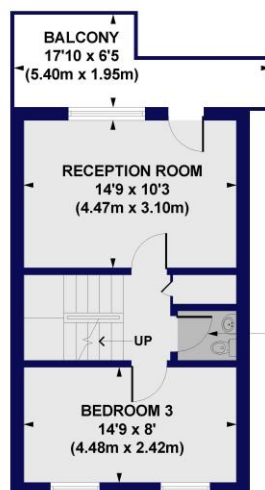
Approx. Gross Internal Floor Area 949 sq. ft / 88.19 sq. m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 207 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 374 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 368 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250095>

Tenure: Leasehold

Term: 86 year and 0 months (Subject to change)

Service Charge: £1617 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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