



Walmer Road,
Waterloo, L22 5NL

Offers Over £100,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Discover this charming GROUND-FLOOR apartment within a period property, thoughtfully converted into just four residences and situated in a sought-after CONSERVATION AREA.

The inviting LOUNGE boasts high ceilings, ornate moulded covings, and a beautiful bay sash window adorned with timber shutters, exuding timeless elegance. The modern KITCHEN and BATHROOM offer practicality and style, while the comfortable DOUBLE BEDROOM is peacefully located at the rear of the property.

Additional features include designated BASEMENT STORAGE, providing a convenient solution for your belongings.

The property is managed by 20 Walmer Road Management Company Limited, overseen by resident owners. A monthly service charge of £80 covers communal cleaning, garden maintenance, and external decorations (excluding windows).

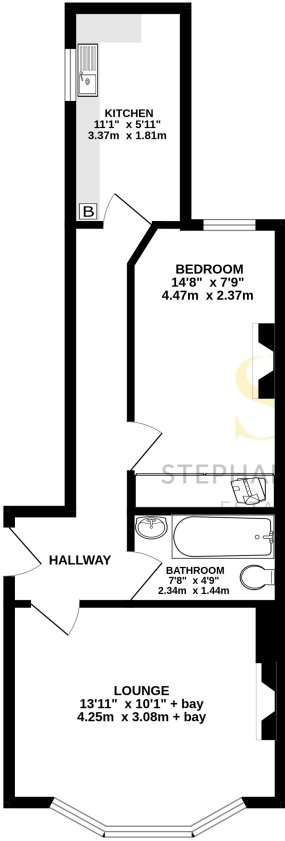
The flat is Leasehold with a 999-year term commencing from January 1, 1989. The Freehold is owned by the Management Company.

Offered with NO ONWARD CHAIN, this delightful apartment is ready to welcome its new owner. To arrange a viewing, please call 01704 516 626.





GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (40.0 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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		