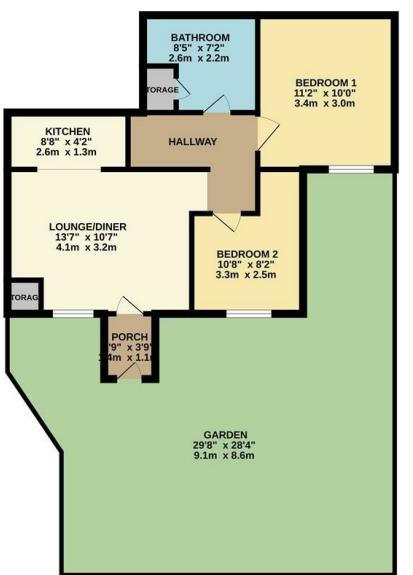




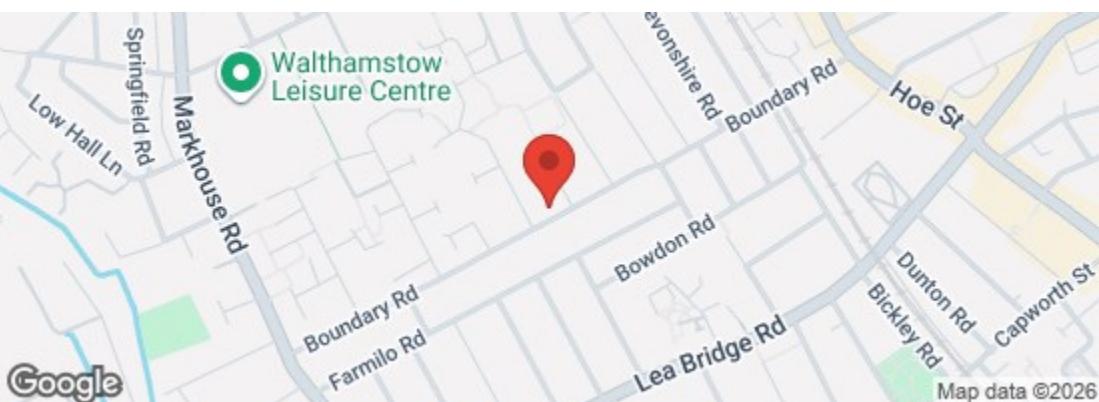
GROUND FLOOR  
496 sq ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq ft. (46.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, etc. are approximate and should not be relied upon for the purchase or sale of this property. This plan is for descriptive purposes only and should not be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures 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.  
Map data ©2026

Council: Waltham Forest | Council Tax Band: B | Floor Area: 516.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	71	77



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.



**CHURCHILL**  
estates

Boundary Road, Walthamstow, E17 8LA  
£1,695 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



**CHURCHILL**  
estates

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Email: **walthamstow@wearechurchills.co.uk**



Available Now - Unfurnished - This modern two bedroom ground floor maisonette with private rear garden which has been newly decorated, situated off of Boundary Road, accessed via Burton Road. The property offers a private entrance giving access to the Lounge which opens onto the fitted kitchen, the internal hall then gives access to the modern bathroom as well as the two bedrooms.

The newly decorated living accommodation benefits from gas central heating, double glazing new floor coverings throughout.

Call now 020 8503 6060 to book your appointment to view, or you may well be disappointed.