



TOTAL FLOOR AREA: 907 sq ft. (84.2 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This agent is not responsible for any errors or omissions in this advertisement or any other information provided. The agent is not responsible for any errors or omissions in this advertisement or any other information provided. The agent is not responsible for any errors or omissions in this advertisement or any other information provided.

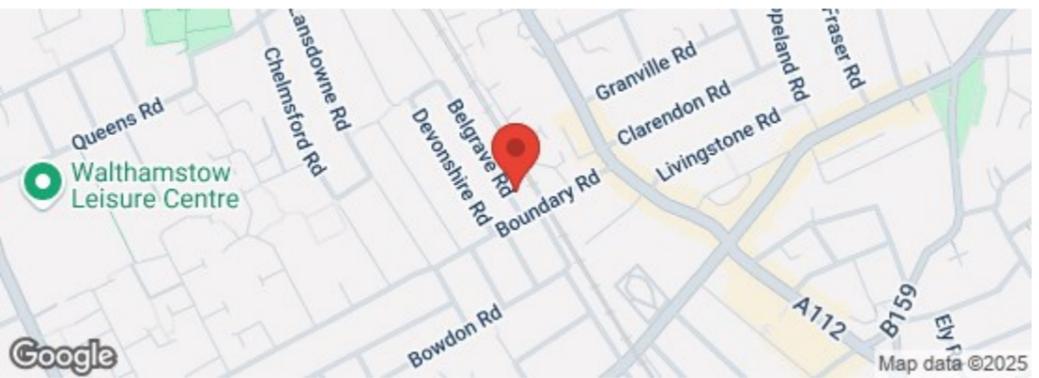
Council: Waltham Forest | Council Tax Band: C | Floor Area: 907.00 sq ft



Belgrave Road, Walthamstow, E17 8QF  
£2,395 Per Calendar Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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	

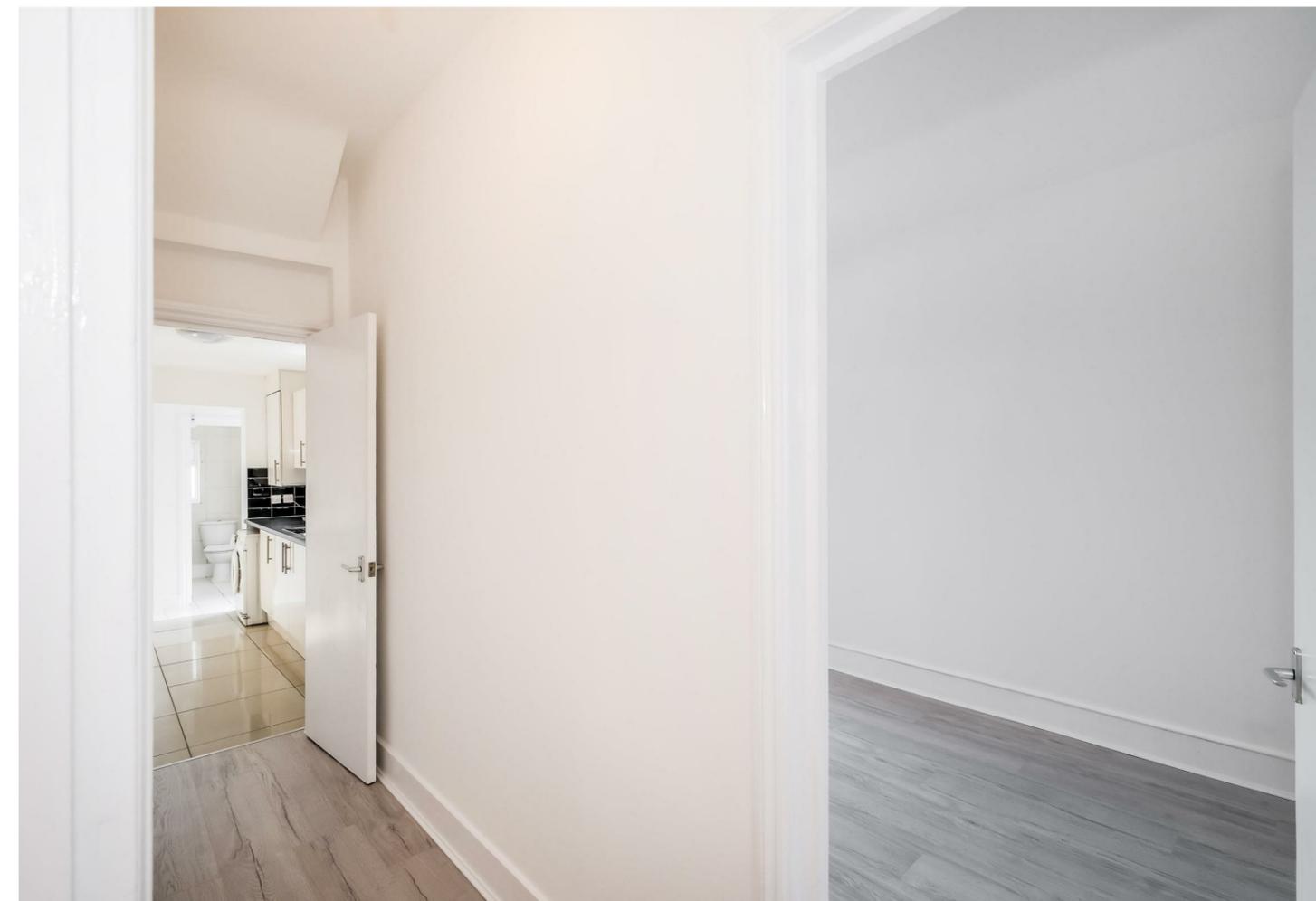


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



Request a Viewing: **0208 503 6060** Email: [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)





Available Now - Unfurnished - Churchill Estates are pleased to offer this modern Three Bedroom & Two Reception Victorian Terrace House located conveniently for access to Walthamstow Central, Queens Road & St James Street Stations whilst also accessible to Walthamstow Village, Local Shops and Schools.

Internally the property has been recently decorated throughout to a high standard boasts a modern kitchen, modern bathroom suite, double glazing & gas central heating. The property further features a private 40ft rear garden.

Early Viewings Advised.

Please note that this property does not have a HMO licence. It is suitable for families or a maximum of two individual sharers only.

