

TOP FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual floor area. The floorplan is for information only and should not be used as a basis for any financial or legal transaction. The floorplan is not a guarantee of the actual floor area. The floorplan is for information only and should not be used as a basis for any financial or legal transaction.

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	



12 Month Tenancy ( 6 Month Break Clause Available )  
5 Week Security Deposit | £1961.00  
EPC Rating | B  
Council Tax Band | B

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@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

Available Beginning /Mid October | Furnished | Immaculate One Double Bedroom Apartment | Modern Purpose Built Development | Third Floor | Key Fob Operated Security Lift | Video Entrance System | Double Glazing | Blackhorse Road Victoria Line |

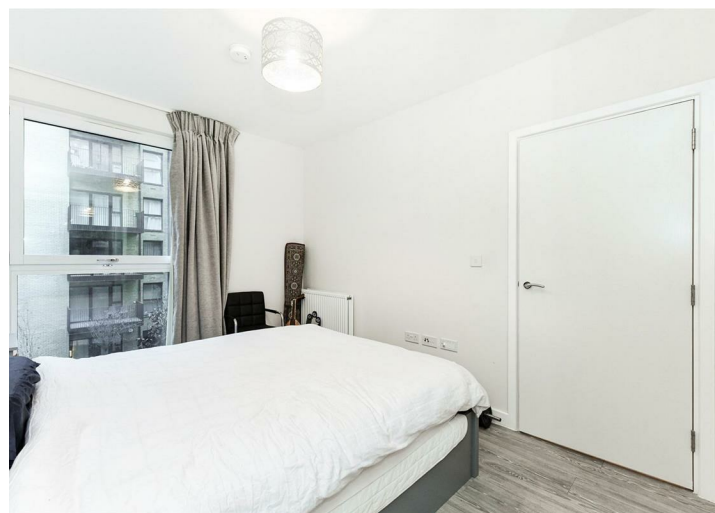
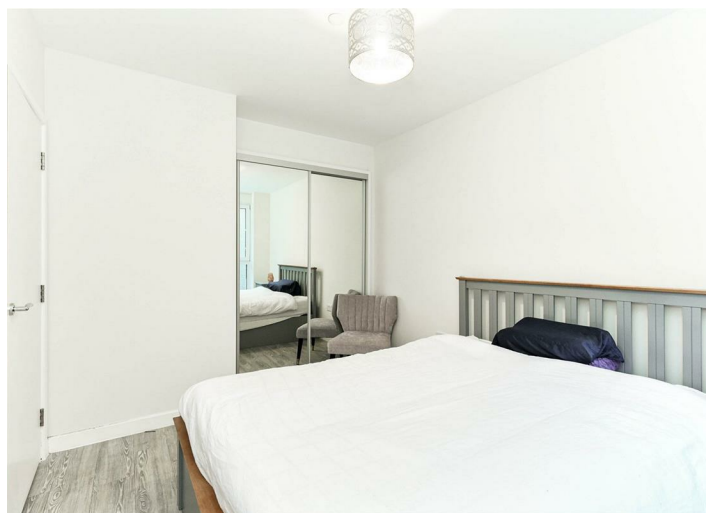


16 Vanguard Way, Blackhorse View, Walthamstow, E17  
**£1,700 Per Calendar Month**



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Available Early October | Furnished | Churchill Estates are delighted to offer this stylish One Bedroom Furnished Apartment within the recently-built 'Eclipse' development.

The Apartment features; private Balcony, generous in-built storage, open-plan living/kitchen/dining rooms complete with integrated appliances, luxury bathroom, video entrance phone systems, double glazing and central heating with electric boiler, beautifully-kept communal gardens, secure cycle storage and a lift-service to all floors.

Gadwall House is located within close proximity of Walthamstow Reservoirs, a 1-minute walk from Blackhorse Road Station (Victoria Line) with excellent links into Central London, Local Bus/Cycle Routes, Restaurants, Lloyd Park & William Morris Gallery.

Early Viewings Advised

PLEASE NOTE THIS IS A NON PARKING DEVELOPMENT WITH NO ACCESS TO PRIVATE OR PERMIT PARKING

