



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

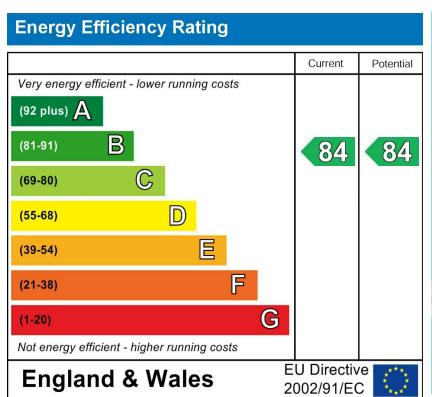


Available Beginning /Mid October | Furnished | Immaculate One Double Bedroom Apartment | Modern Purpose Built Development | Third Floor | Key Fob Operated Security Lift | Video Entrance System | Double Glazing | Blackhorse Road Victoria Line |

**CHURCHILL**  
estates



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



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.

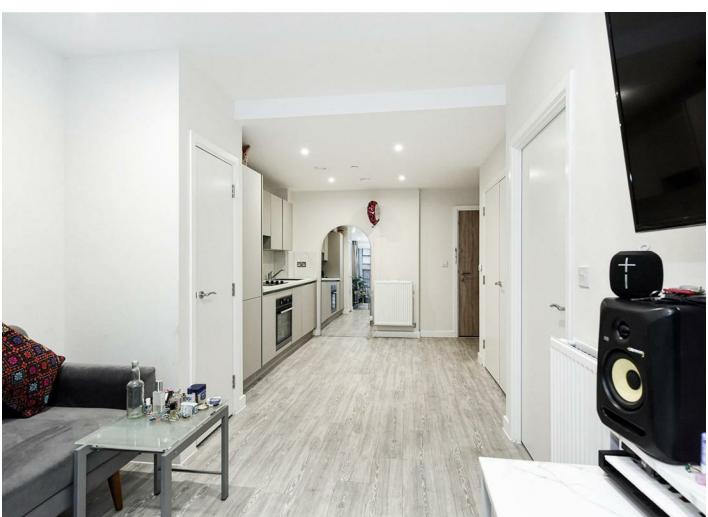
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

12 Month Tenancy ( 6 Month Break Clause Available )

5 Week Security Deposit | £1961.00

EPC Rating | B

Council Tax Band | B



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To view call **0208 503 6060**  
Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

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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