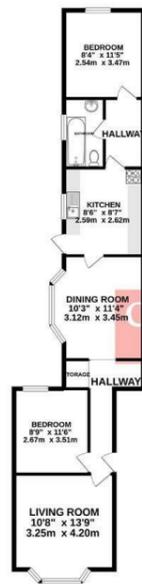




GROUND FLOOR  
824 sq ft (76.5 sq m) approx.



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TOTAL FLOOR AREA: 824 sq ft (76.5 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor area measurements, of plans, photos, views and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. The agent does not accept responsibility and shall be bound by the title as registered with the Land Registry. The agent does not accept responsibility for any error, omission or misstatement.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 667.00 sq ft

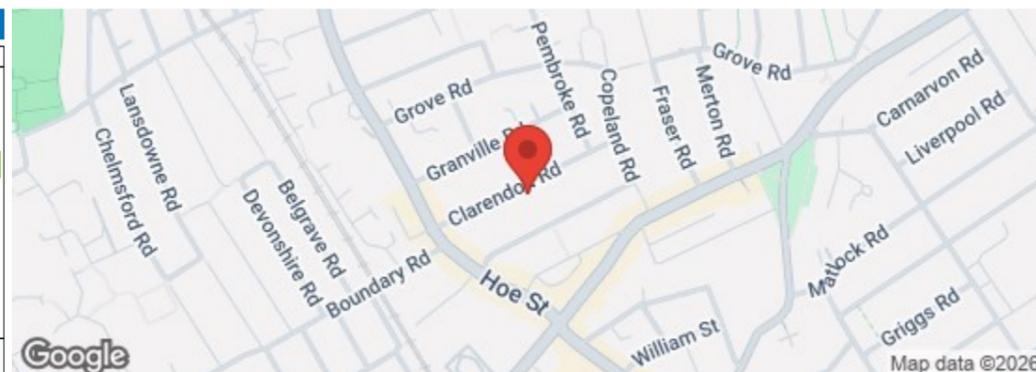


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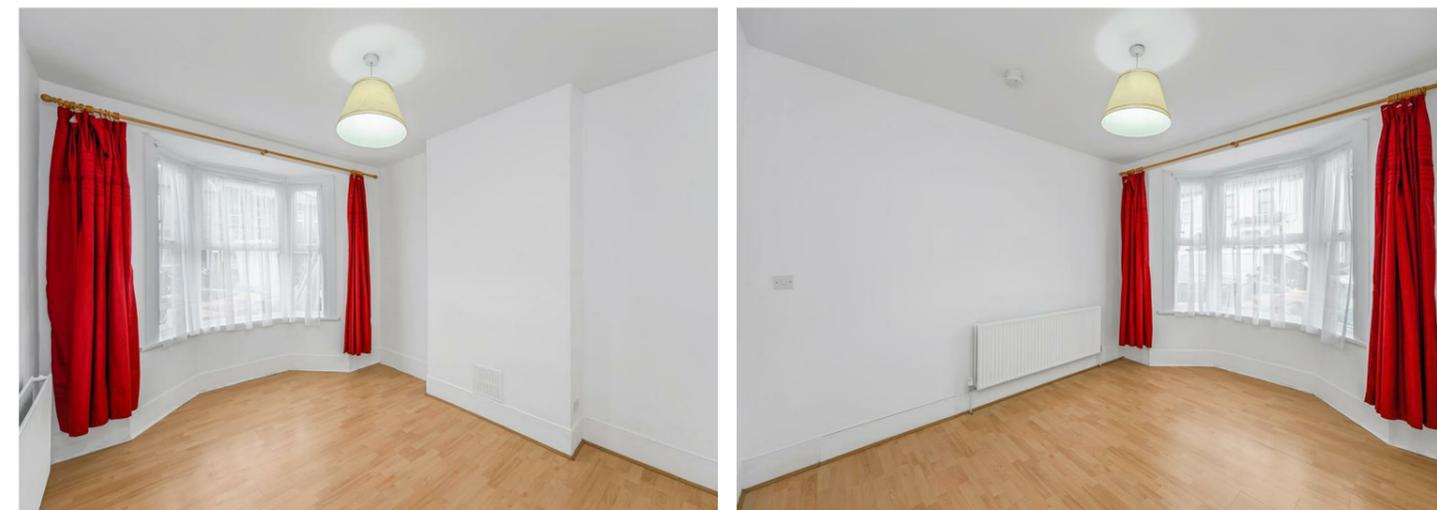
Clarendon Road, Walthamstow, E17 9AY  
£1,750 Per Month

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

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		71	75
	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.



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



Nestled on the charming Clarendon Road in Walthamstow, this delightful ground floor flat conversion offers a perfect blend of comfort and convenience. Available for rent from mid to late December, this property is ideal for those seeking a two-bedroom home in a vibrant area.

Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, offering ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to your everyday needs.

One of the standout features of this property is the private rear garden, a rare find in flat conversions. This outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues. The flat is also equipped with double glazing, ensuring a peaceful living environment, while gas central heating keeps the space warm and inviting during the colder months.

Situated on the borders of the village, this property benefits from a community feel while being close to the bustling amenities of Walthamstow. Walthamstow Central Station is conveniently nearby, providing excellent transport links to London and beyond, making it an ideal location for commuters.

This flat can be rented either part furnished or unfurnished, allowing you the flexibility to make it your own. With its desirable features and prime location, this property is not to be missed. Whether you are a young professional, a couple, or a small family, this charming flat offers a wonderful opportunity to enjoy life in Walthamstow.

