

Available Mid to Late November | Furnished/Unfurnished | Recently Decorated | Studio Apartment within Shared House | Communal Kitchen | Private Shower Room | Private Kitchen | Double Glazing | Gas Central Heating | All Bills Included | Washing Machine Coin Operated

CHURCHILL
estates

GROUND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 180 sq.ft. (16.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Elphinstone Road, Walthamstow, E17 5EX
£1,050 Per Calendar Month

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	70	81



EPC rating | C
Council Tax Included
1 month security deposit | £1211.00
12 month tenancy with 6 month break clause

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

To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk



*Local Place of Interest
Lloyd Park - Not Viewed from Property*



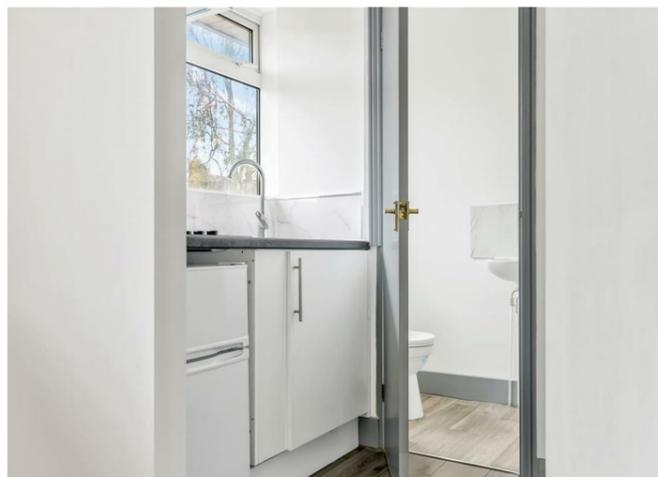
*Local Place of Interest
Lloyd Park - Not Viewed from Property*



Available Mid to Late November - Furnished/Unfurnished - ALL BILLS INCLUDED including WIFI (Washing Machine / Dryer Coin Operated) Churchill Estates are pleased to offer this Self-Contained Studio Apartment within a shared house. The property offers a private shower room and kitchen with hob. The property has been recently decorated throughout and offers a separate bedroom / living area.

The property is well located for access to Blackhorse Road Victoria Line Station as well as Lloyd Park William Morris Gallery, Blackhorse Beer Mile and other local shops / restaurants.

Early Viewings Advised



*Local Place of Interest
William Morris Gallery - Not Viewed from Property*