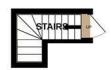




GROUND FLOOR  
74 M2 (800 Sq.Ft) APPROX.

1ST FLOOR  
679 M2 (7300 Sq.Ft) APPROX.



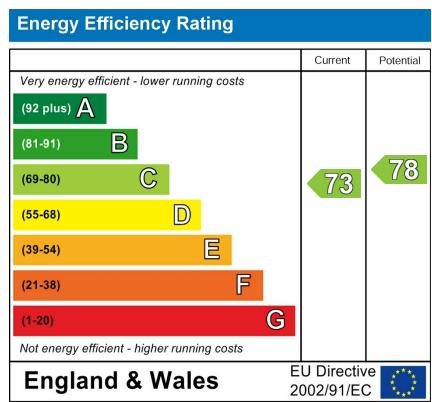
BRETTENHAM ROAD E17 5AX  
TOTAL FLOOR AREA: 752 Sq.Ft. (69.8 Sq.M) APPROX.  
Whilst every care has been taken to ensure the accuracy of the floor plan, measurements of rooms and other areas are approximate. The plan is for identification purposes only and should not be relied upon for forming part of any contract for the purchase of this property. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. Measurements are approximate.

Available Beginning/Mid August | Unfurnished | Lloyd Park Location | Two Double Bedrooms | First Floor Warner Flat | Modern Kitchen | Part Double Glazing | Private Section of Garden | 0.9 Miles to Walthamstow Central | Gas Central Heating

**CHURCHILL**  
estates



**Brettentham Road, London, E17 5AX**  
**£1,950 Per Calendar Month**



EPC Rating C

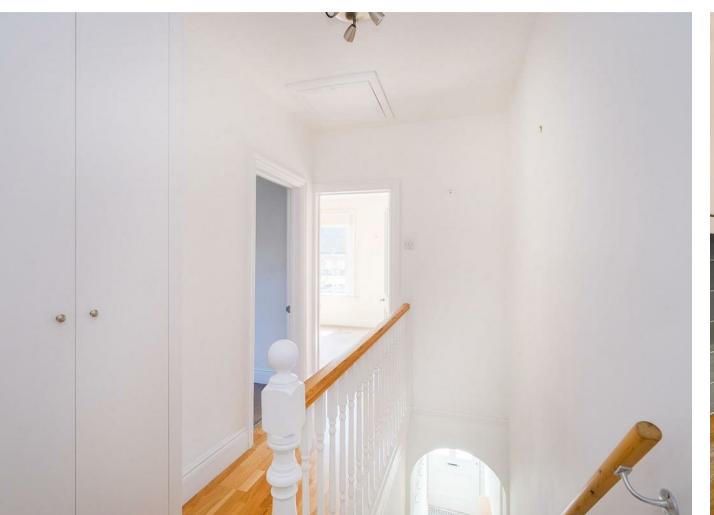
5 week security deposit - £2250.00

12 month minimum tenancy (6 month break clause may be available)

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.



**CHURCHILL**  
estates

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

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



Nestled on the charming Brettenham Road in London, this delightful first-floor apartment offers a perfect blend of comfort and modern living. Available from the beginning to mid-August, this unfurnished property is ideal for those looking to make it their own. The apartment features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. The modern kitchen is designed with functionality in mind, making it a joy to prepare meals. One of the standout features of this property is the private section of the garden, offering a serene outdoor space to unwind and enjoy the fresh air. The apartment benefits from part double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

Situated in the desirable Lloyd Park location, this property is conveniently located just 0.9 miles from Walthamstow Central, providing easy access to transport links and local amenities. This first-floor Warner flat is a fantastic opportunity for anyone seeking a comfortable and stylish home in a vibrant area of London. Don't miss the chance to make this lovely apartment your new residence.

