

Available 18th October 2023 | Unfurnished | Modern One Bedroom Apartment
| Walthamstow Central Location | Private Balcony | Underfloor Heating | Video
Entry System | Modern Kitchen with Appliances | Modern Bathroom | Double
Glazing

CHURCHILL
estates



Craig House, Walthamstow, E17 7FD

£1,595 Per Calendar Month



To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



Available 18th October 2023 - Unfurnished - Churchill Estates are delighted to offer this modern One Double Bedroom Apartment with private balcony situated within this popular purpose-built development moments from Walthamstow Central Station.

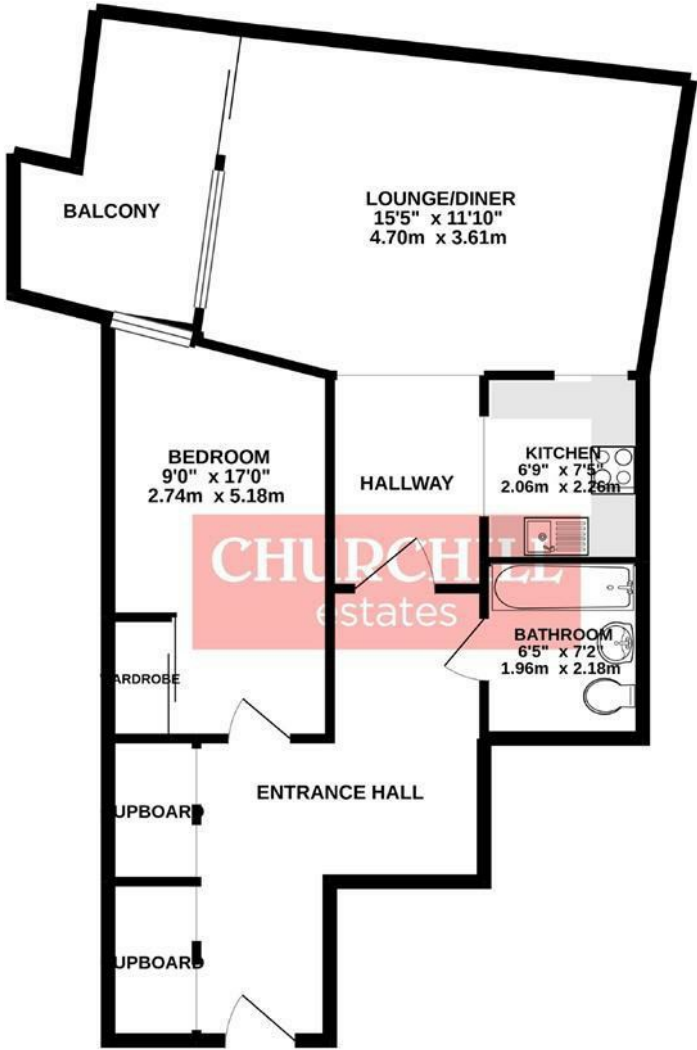
Internally the apartment boasts a generous semi open-plan living/kitchen/dining room with integrated appliances and access to the private enclosed balcony providing views across North London, the entrance hallway offers access to generous in-built storage providing for housing of the washing machine.

The property also offers a modern bathroom suite and fitted wardrobes in the spacious double bedroom, video entrance phone system, double glazing and underfloor heating. The development provides well-kept communal gardens, cycle storage and lift access to all floors. Please Note The Scene is a non-parking development.

Early Viewings Advised



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



EPC Rating | B

Council Tax Band | B

5 week security deposit £1840

12 Month tenancy (6 Month break clause available)

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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