



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information and measurements shown on the plan and should not rely on them for any purpose other than as a guide.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 678.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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43a St. James's Street, London, E17 7PJ  
£1,795 Per Calendar Month

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**





Available End March 2025 - Unfurnished / Part-Furnished - Churchill Estates are pleased to offer this Spacious Two Double Bedroom Second Floor Apartment located moments from St James Street Station, Local Shops, Bus & Cycle Routes.

The property is well presented and neutrally decorated throughout and features an expansive 21' x 17' Open-Plan Living/Kitchen/Dining room, modern Bathroom Suite, Two Generously Proportioned Double Bedrooms, Double Glazing and Gas Central Heating.

The Apartment is also located conveniently for access to both Walthamstow Central & Blackhorse Road Stations, Walthamstow Wetlands and St James' Park.

Early Viewings Advised

