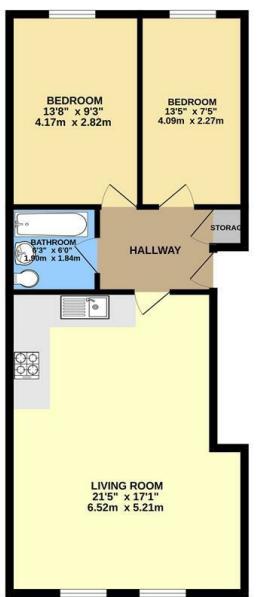


GROUND FLOOR  
655 sq. ft. (60.9 sq.m) approx.



TOTAL FLOOR AREA: 655 sq. ft. (60.9 sq.m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures 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.

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)	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		



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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£1,795 Per Calendar Month

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



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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