



TOTAL APPROX. FLOOR AREA 557 SQ. FT. (51.7 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
Made with Metropix 62015

| 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.

CHURCHILL
estates

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

Available Mid January | Unfurnished | Walthamstow Central Location |
Two Bedroom Ground Floor Victorian Conversion | Private Read Garden |
Walthamstow Village | Gas Central Heating | Double Glazing

CHURCHILL
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Cairo Road, Walthamstow, E17 3BB
£2,050 Per Calendar Month



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Nestled in the heart of Walthamstow, this charming two-bedroom ground floor flat is a delightful Victorian conversion, dating back to 1903. Spanning an inviting 516 square feet, the property offers a perfect blend of period features and modern comforts, making it an ideal home for those seeking both character and convenience.

As you enter, you are welcomed into a spacious reception room, perfect for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the private rear garden, a tranquil oasis where you can enjoy the outdoors, whether it be for gardening, a morning coffee, or simply unwinding after a long day. The flat is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons.

Located on Cairo Road, this property is ideally situated for those who wish to immerse themselves in the vibrant community of Walthamstow. With Walthamstow Central just a stone's throw away, you will have easy access to excellent transport links, shops, and local amenities. The charming Walthamstow Village, known for its quaint cafes and boutiques, is also within close proximity, offering a delightful escape from the hustle and bustle.

Available from mid-January and offered unfurnished, this flat presents a wonderful opportunity for anyone looking to make their mark in a sought-after area. Do not miss the chance to view this lovely home and experience the unique lifestyle Walthamstow has to offer.

