



GROUND FLOOR
570 sq. ft. (53.0 sq. m.) approx.



TOTAL FLOOR AREA: 570 sq. ft. (53.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 12/23

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band | B

EPC | D rating

5 week security deposit |
£1730

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

Available Now | Unfurnished | Two Bedrooms | Ground Floor Flat |
Private Garden | Walthamstow Village Borders | Walthamstow
Central Station | Double Glazing | Gas Central Heating

CHURCHILL
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Granville Road, London, E17 9BS
£1,500 Per Calendar Month



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Available Now | Unfurnished | Churchill Estates are delighted to offer this two bedroom ground floor conversion flat with private garden located close to Walthamstow Village and Walthamstow Central Station.

The property has accommodation comprising of a spacious lounge, fitted kitchen and bathroom, two good sized bedrooms, gas central heating, double glazing and laminate wooden flooring throughout. The property offers easy access to local bus routes and amenities and is within close proximity of Walthamstow Central.

Early viewings advised.

