LOWER GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

RECEPTION
14'7" x 8'6"
4.5m x 2.6m

SHOWER ROOM

KITCHEN / RECEPTION
15'4" x 6'4"
4.7m x 1.9m

UP

BEDROOM
13'4" x 13'4"
4.1m x 4.1m

Council: Waltham Forest | Council Tax Band: D | Floor Area: 467.48 sq ft

Energy Efficiency Rating

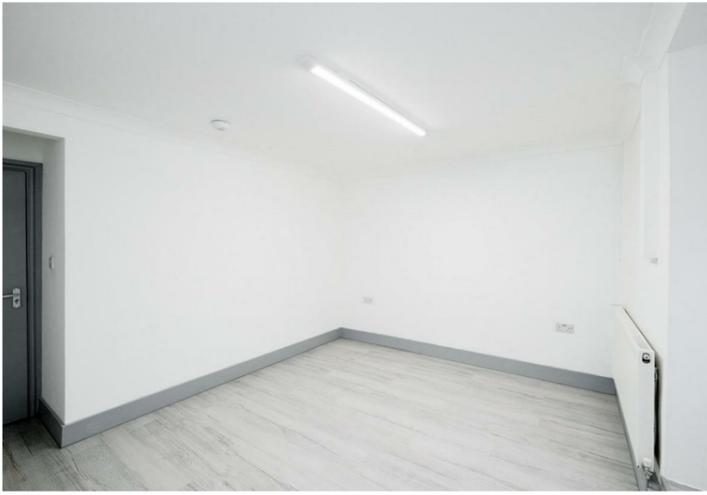|	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		80
(69-80) **C**	71	
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

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

CHURCHILL estates

Folkestone Road, Walthamstow, E17 9SD
£1,850 Per Calendar Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1
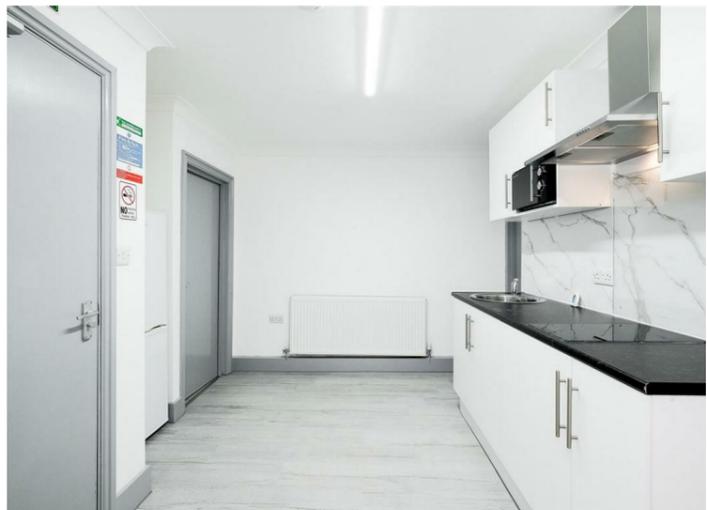
Request a Viewing: **0208 503 6060**   Email: **walthamstow@wearechurchills.co.uk**

ALL BILLS INCLUDED - Available End of March - Unfurnished - Churchill Estates are delighted to offer this spectacular modern one bedroom apartment ideally located just moments from Walthamstow Station and the charming Walthamstow Village.

Included bills consist of Gas, Electricity, Water, Council Tax & Wifi

This modern home offers an open-plan living area and large windows that fill the space with natural light. The kitchen is equipped with high-end appliances and ample storage, perfect for both everyday cooking and entertaining.

The spacious bedroom provides a peaceful retreat with sleek wooden flooring. The contemporary bathroom features elegant fixtures. With excellent transport links to central London and the unique shops and cafes of Walthamstow Village just a short walk away, this flat offers the perfect blend of convenience and modern living. The building includes a secure entry phone system.

Schedule a viewing today to discover your new home!