Floor Plan

RECEPTION ROOM
14'2 x 10'9
4.3m x 3.3m

BEDROOM
14'1 x 11'7
4.3m x 3.5m

LANDING

BEDROOM
18'1 x 12'8
5.5m x 3.9m

LANDING

RECEPTION ROOM
12'2 x 9'2
3.7m x 2.8m

BEDROOM
11'6 x 9'2
3.5m x 2.8m

HALLWAY

ENSUITE
10'8 x 7'8
3.2m x 2.3m

BATHROOM
11' x 8'1
3.4m x 2.5m

KITCHEN
13'3 x 11'11
4.0m x 3.6m

2ND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.4 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 as to their operability or efficiency can be given.
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DINING ROOM
12'6 x 11'
3.8m x 3.4m

GROUND FLOOR
APPROX. FLOOR
AREA 702 SQ.FT.
(65.2 SQ.M.)

Council: Waltham Forest | Council Tax Band: C | Floor Area: 1248.00 sq ft

Energy Efficiency Rating

Current: 68
Potential: 84

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

Bedford Road, Walthamstow, E17 4PX
£2,800 Per Calendar Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2

Request a Viewing: **0208 503 6060**   Email: **walthamstow@wearechurchills.co.uk**

Available Early May - Unfurnished - Churchill Estates are delighted to offer this well-presented Three Double Bedroom Victorian End Terrace House located moments from the ever-popular Lloyd Park, with views overlooking the William Morris Gallery's manicured lawns and accessible to Walthamstow Central Station & Local Bus/Cycle Routes.

The property has been fully decorated throughout & has accommodation arranged over three floors with the master bedroom boasting a superb en suite shower room in the converted loft space, two double bedrooms and modern first floor bathroom on the first floor and living room, modern kitchen open to dining area and access to private garden on the ground floor.

The property further benefits from gas central heating and is mainly double glazed.

PLEASE NOTE THIS PROPERTY DOES NOT HAVE A HMO LICENCE AND IS NOT SUITABLE FOR SHARERS OF GROUPS OF THREE OR MORE WHO ARE NOT FROM THE SAME FAMILY