



TOTAL FLOOR AREA: 517 sq ft (48.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the main rooms and are not intended to include recesses, built-in cupboards, wardrobes or stairs. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any fixtures or fittings to ascertain whether they are in working order and no guarantee can be given as to their operability or efficiency can be given.  
Made with RoomSketcher

Council: Waltham Forest | Council Tax Band: B | Floor Area: 462.00 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	58	67
(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

Carnarvon Road, London, E10 6DW

£1,600 Per Month

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



**CHURCHILL**  
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Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Nestled on the desirable Carnarvon Road in Leyton, this charming first-floor flat offers a delightful living experience. Spanning 462 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable home.

Upon entering, you are welcomed into a bright reception room that exudes a modern charm, perfect for relaxation or entertaining guests. The separate kitchen is thoughtfully designed, providing ample space for culinary pursuits while maintaining a contemporary aesthetic. The flat is further enhanced by gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

This property is available now and can be offered either part furnished or unfurnished, allowing you the flexibility to personalise your living space to suit your taste. Its prime location means you are just a stone's throw away from excellent transport links, making commuting to central London and beyond a breeze.

In summary, this first-floor flat on Carnarvon Road presents a wonderful opportunity to enjoy modern living in a vibrant area. With its appealing features and convenient location, it is sure to attract those looking for a comfortable and stylish home. Do not miss the chance to make this lovely flat your own.

