

Council: Waltham Forest | Council Tax Band: B | Floor Area: 365.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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.

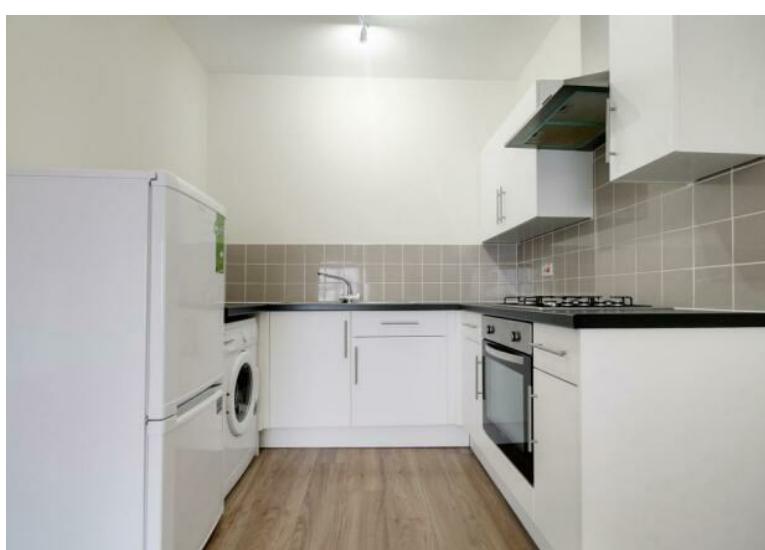
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St. James's Street, Walthamstow, E17 7PJ
£1,250 Per Calendar Month

Bedrooms: 0 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**



Available 17th June 2023 - Unfurnished - Churchill Estates are pleased to offer this modern First Floor Studio Apartment located Moment from St James Street Park & Station.

The property is also located conveniently for access to both Walthamstow Central & Blackhorse Road Stations, Local Bus/Cycle Routes and Shopping Amenities via Walthamstow High Street.

Internally the property offers a Modern Kitchen area with appliances open to the Spacious Living/Bedroom space with large double-glazed window, Modern Bathroom suite and Gas Central Heating.

