



TOTAL FLOOR AREA: 386 sq.ft. (35.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of items, volumes, rooms 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 be used as a guide only. Prospective purchasers should verify the accuracy of the information provided and no guarantee is given. Made with Metaphor (2022)

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		
(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.



CHURCHILL
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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**

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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.