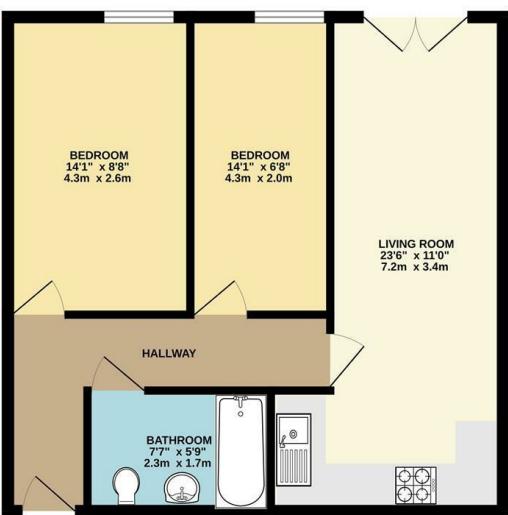




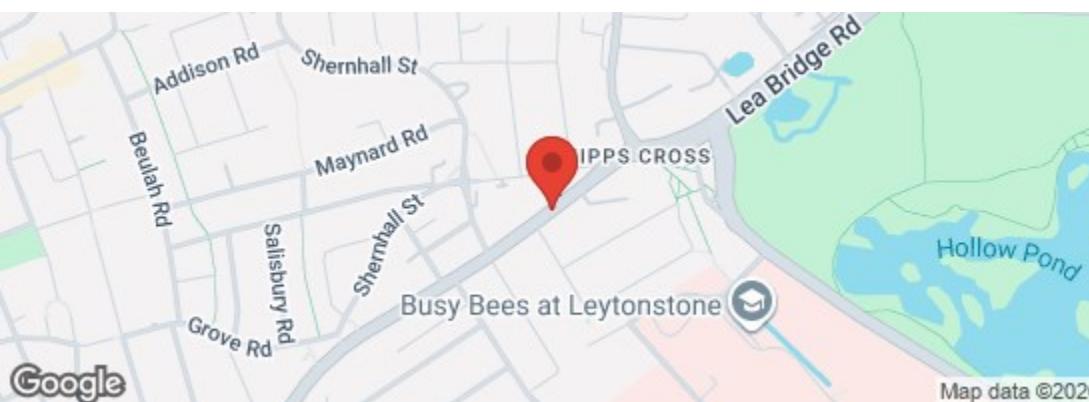
FIRST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq ft (51.2 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and may not be exact. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures 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.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 592.00 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.



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Lea Bridge Road, Walthamstow E17, E17 9DS
£1,725 Per Calendar Month

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



Request a Viewing: **0208 503 6060**

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

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Nestled on the vibrant Lea Bridge Road, Stowbridge Apartments presents a splendid opportunity to reside in a modern two-bedroom flat, now available for rent. This unfurnished property spans an impressive 592 square feet and is finished to an exceptionally high standard, making it an ideal choice for those seeking comfort and style.

Upon entering, you will be greeted by a spacious 24ft open-plan living and kitchen area, perfect for both relaxation and entertaining. The contemporary kitchen is equipped with high-quality integrated appliances, including a fridge freezer, oven, hob, dishwasher and washing machine, seamlessly blending convenience with a sleek, modern aesthetic. The flat boasts two generously sized double bedrooms, ensuring ample space for rest and personalisation. The bathroom reflects the same high-quality finish, providing a delightful experience for daily routines.

One of the standout features of this property is its impressive energy efficiency rating of B, which not only contributes to a sustainable lifestyle but also helps to keep utility costs manageable. For those who cycle, the property offers convenient bicycle storage, enhancing the appeal for active individuals.

The communal areas of Stowbridge Apartments are well-maintained, secure, and clean, providing a welcoming environment for residents. The building is equipped with a security entry phone system, ensuring peace of mind.

Location is key, and this flat does not disappoint. It is conveniently situated for easy access to Walthamstow Central, along with various local bus and cycle routes. Residents will also enjoy a diverse selection of restaurants and shopping amenities nearby, making everyday living both convenient and enjoyable.

We highly recommend early viewings to fully appreciate what this property has to offer. For further inquiries, please do not hesitate to contact us at 0208 503 6060.

