

Newly Refurbished Two Bedroom First
Floor Apartment

CHURCHILL
estates



Fernhill Court, Walthamstow E17 3RP
£1,395 Per Calendar Month



To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



Living Room
16'7" into bay x 12'1"

Kitchen
29'6" x 8'1"

Bedroom One
12'6" x 10'5"

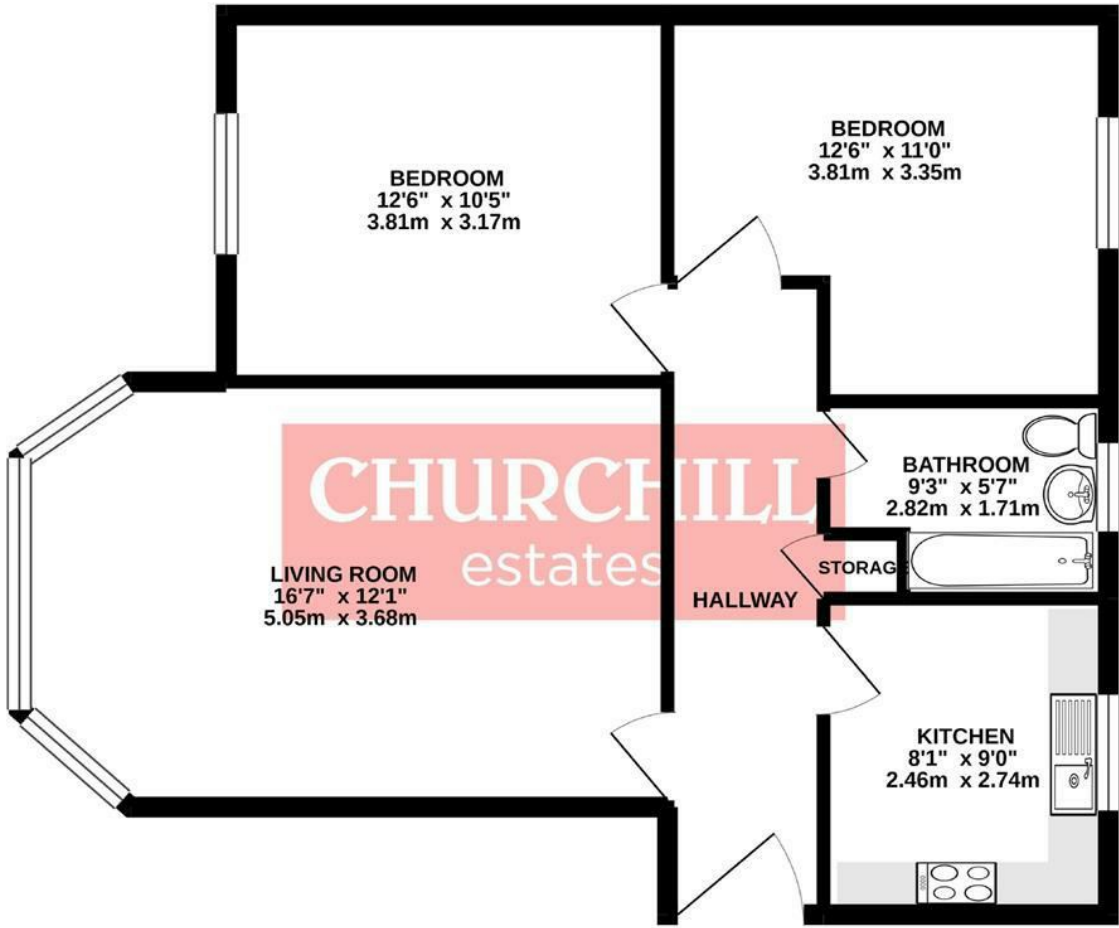
Bedroom Two
12'6" x 11'0"

Bathroom
9'3" x 5'7"

Available Now - Unfurnished - Churchill Estates are delighted to offer this newly refurbished two bedroom first floor apartment situated within a private purpose-built development close to Walthamstow Central Station, Shopping Amenities & Local Bus/Cycle Routes. Internally the property boasts a modern 16'7 living room, newly fitted laminate flooring, a modern newly fitted bathroom suite, stylish kitchen with integrated appliances including a dishwasher, generous master bedroom and equally generous second double bedroom both newly carpeted and wit security entry-phone system. The property is also double glazed and gas centrally heated whilst communal and permit parking is also available.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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