

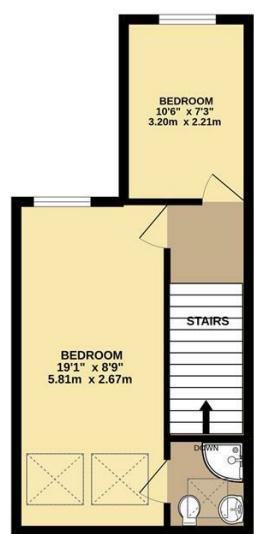
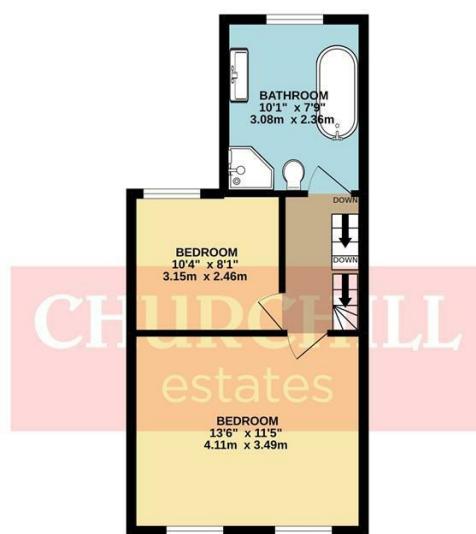
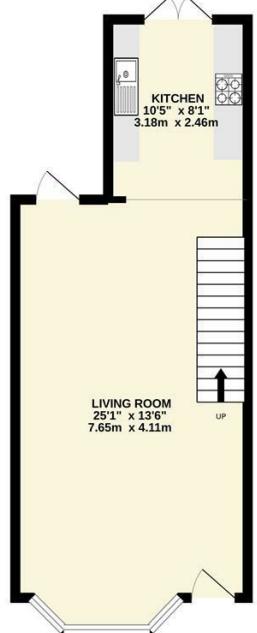


GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.

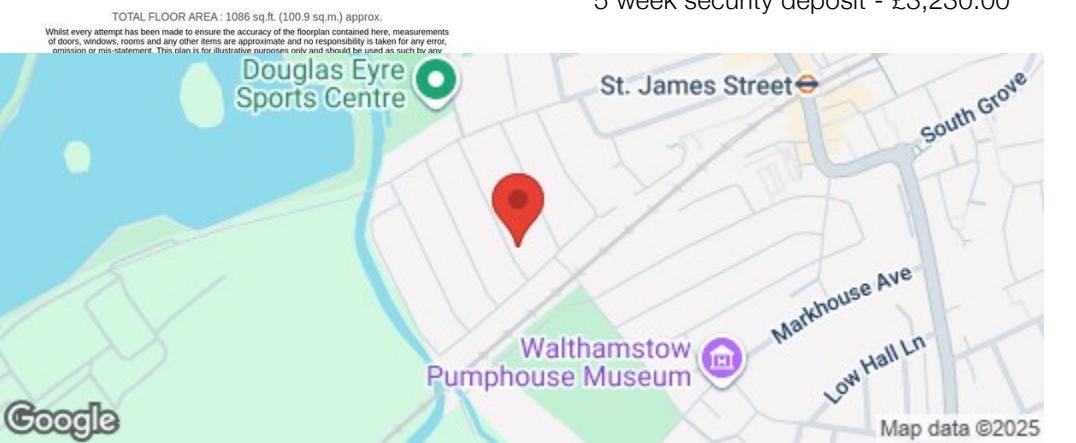
2ND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



EPC rating - E
Council Tax Band - C

12 Month minimum tenancy (6 month break clause may be available)

5 week security deposit - £3,230.00



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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.

Available Early September 2023 | Unfurnished | Stunning Four Bedroom Victorian Terrace House | Loft Extended | En-suite to Master Bedroom | Four-Piece First Floor Bathroom | Exposed-Brick Features | Wood Flooring Close to St James Street & Blackhorse Road Stations | Close to Walthamstow Wetlands

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£2,950 Per Calendar Month



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Churchill Estates are privileged to offer this Stunning Four Bedroom Victorian Family Home located in the popular Coppermill Lane area with both Blackhorse Road & St James Street Stations easily accessible, as well as the wide open spaces of Walthamstow Wetlands, the location of this property could hardly be better.

The impressive accommodation is arranged over Three-Floors and features; a tastefully decorated open-plan Living/Dining Room with an opulent feature-fireplace and exposed-brick walls and a modern fitted Kitchen with appliances with door leading onto the Private Garden. The first floor offers Two generously proportioned Bedrooms and a luxurious four-piece Bathroom suite with further exposed-brick and character feature-fireplace. The beautifully designed loft extension provides for a master 19ft Bedroom with modern en-suite and a further Bedroom utilised as a Dressing Room

A well maintained 45ft garden comprising patio, lawn and flower beds can be found to the rear of the property which is available for occupation in mid October 2022 and is offered Unfurnished.

PLEASE NOTE THAT THE PROPERTY IS ONLY SUITABLE FOR FAMILIES OR A MAXIMUM OF TWO SHARERS AS THE PROPERTY DOES NOT HAVE A HMO LICENCE

