Two Bedroom First Floor Conversion located in Walthamstow close to St. James Street Station.

CHURCHILL estates

Coppermill Lane, Walthamstow, E17 7HB
£1,450 Per Calendar Month

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

Available Now - UNFURNISHED

Churchill Estates are pleased to offer this Two Bedroom First Floor Flat located close to Walthamstow Central, St James Street & Blackhorse Road Stations, Local Bus/Cycle Routes, Schools & Shopping Amenities .

The property is well presented throughout and benefits from one double bedroom and one good sized single bedroom, double glazing, gas central heating, modern kitchen with appliances, 16'6 Living/Dining room and modern bathroom suite.

Early Viewings Advised.

GROUND FLOOR
42 sq.ft. (3.8 sq.m.) approx.

UP

ENTRANCE HALL

FIRST FLOOR
598 sq.ft. (55.5 sq.m.) approx.

RECEPTION ROOM
16'3" x 11'5"
4.95m x 3.47m

BEDROOM
11'6" x 10'7"
3.50m x 3.22m

LANDING
DOWN

BATHROOM
6'11" x 6'6"
2.10m x 1.98m

KITCHEN
9'2" x 6'10"
2.80m x 2.08m

BEDROOM
9'11" x 7'3"
3.01m x 2.20m

TOTAL FLOOR AREA : 639 sq.ft. (59.4 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		73
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC
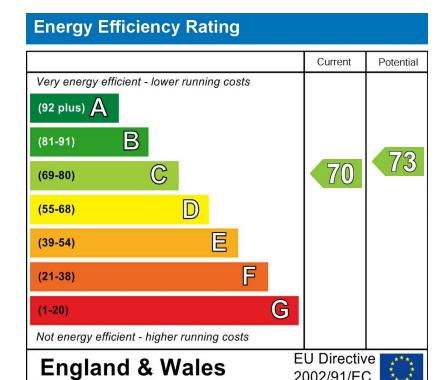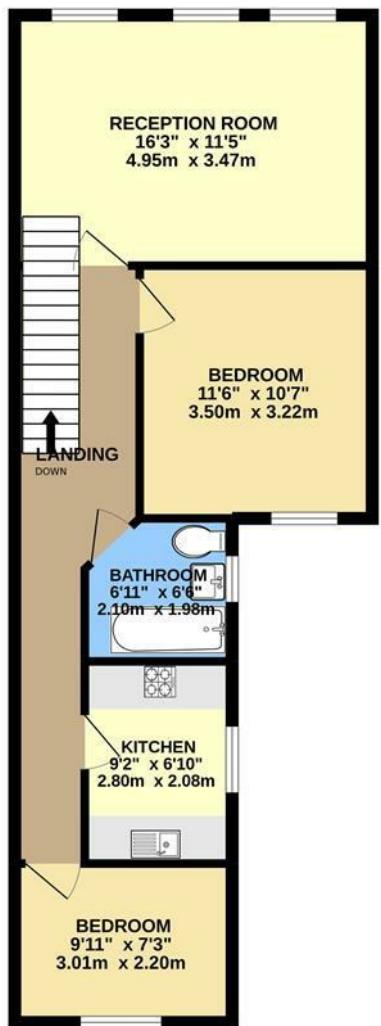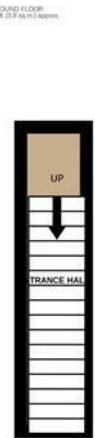
Council Tax Band - B

EPC Rating - C

5 week security deposit - £1557

12 Month Minimum Tenancy (6 Month Break Clause May be Available)

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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