



FIRST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq. ft. (36.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, 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. Made with MyHome 0204.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 387.00 sq ft



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St. James's Street, London, E17 7PJ
£1,300 Per Calendar Month

Bedrooms: 0 | Reception Rooms: 0 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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.



Nestled in the vibrant area of Walthamstow, this modern studio apartment on St. James's Street offers a perfect blend of comfort and convenience. Spanning an impressive 387 square feet, the property is designed to maximise space, featuring a large living and bedroom area that provides a welcoming atmosphere for relaxation and creativity.

Available from early April, this unfurnished studio is ideal for those looking to personalise their living space. The modern kitchen area is well-equipped, making it a delight for anyone who enjoys cooking. The apartment also boasts a contemporary bathroom suite, ensuring that your daily routines are both stylish and functional.

One of the standout features of this property is the spacious terrace garden, perfect for enjoying the fresh air or entertaining guests. The double glazing throughout the apartment ensures a peaceful environment, while the gas central heating keeps it warm and cosy during the cooler months.

Location is key, and this studio is just moments away from St. James Street Station, providing excellent transport links for commuting or exploring the wider area. Additionally, you will find a variety of shopping amenities nearby, making daily errands a breeze. The proximity to Blackhorse Road further enhances the appeal, offering even more options for leisure and convenience.

This modern studio apartment is an excellent opportunity for anyone seeking a stylish and practical living space in a lively part of London. Don't miss your chance to make it your own.

