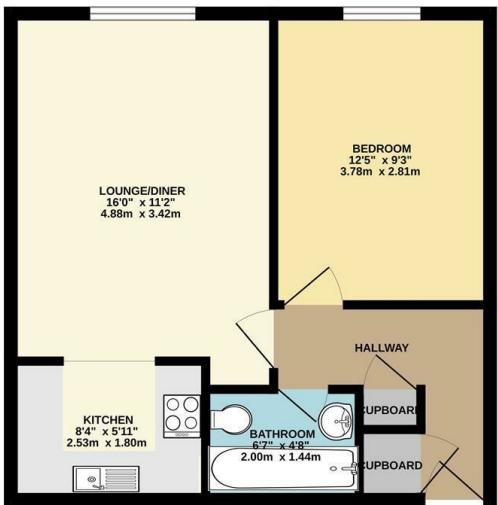


FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 452 sq ft (42.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original developer's plans and are not to scale. They are for illustrative purposes only and should be used as such by any prospective purchaser. The information contained in these plans is not to be relied upon as to their operability or efficiency or as to their suitability for any particular purpose. The information contained in these plans is not to be relied upon as to their operability or efficiency or as to their suitability for any particular purpose.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 452.00 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	74	79
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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Lime Court, Trinity Close, London, E11 4RX
£1,450 Per Calendar Month

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



Request a Viewing: **0208 503 6060**

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

CHURCHILL
estates



Welcome to this charming one-bedroom flat located on the second floor of a modern purpose-built development in the desirable area of Lime Court, Trinity Close, Leytonstone, London. This delightful property is available for rent from early March and is offered unfurnished, allowing you the opportunity to personalise the space to your taste.

As you enter the flat, you will find a well-proportioned reception room that provides a comfortable area for relaxation and entertaining. The bedroom is spacious and bright, offering a peaceful retreat at the end of the day. The flat also features a contemporary bathroom, designed with modern fixtures to enhance your daily routine.

One of the key advantages of this property is its prime location. Situated close to Leytonstone Central Line Station, you will enjoy excellent transport links, making commuting to central London and beyond both convenient and efficient. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that you have everything you need within easy reach.

This flat is perfect for individuals or couples seeking a modern living space in a vibrant community. With its appealing features and excellent location, this property is not to be missed. We invite you to arrange a viewing and discover the potential of your new home in Leytonstone.