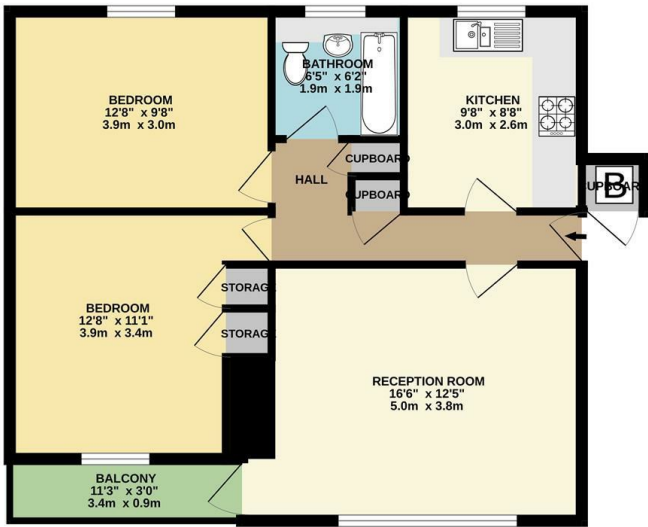




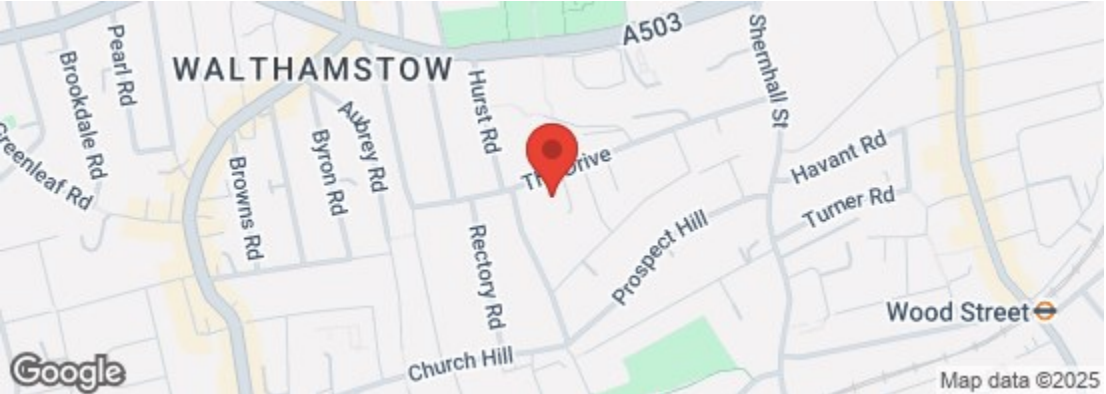
SECOND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, walls, floors, etc. are only approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser should satisfy themselves that the actual dimensions and the quality of the materials used are to their satisfaction and efficiency can be guaranteed.  
Made with Metreplan 5.000

Council: Waltham Forest | Council Tax Band: B | Floor Area: 678.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



The Drive, London, E17 3DH  
£1,700 Per Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**





Nestled in the desirable area of The Drive, London, this charming flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home in the heart of the city.

Upon entering, you are greeted by a spacious reception room that serves as a versatile space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. It is an excellent area for hosting friends or simply unwinding after a long day.

The flat features a modern bathroom, designed with both style and functionality in mind. It provides a serene space for your daily routines, ensuring you feel refreshed and rejuvenated.

The two bedrooms are thoughtfully designed to offer comfort and tranquillity, making them perfect retreats for rest. Each room has ample space for storage, allowing you to keep your living area tidy and organised.

Located in a vibrant neighbourhood, this property benefits from excellent transport links and a variety of local amenities. Residents can enjoy nearby parks, shops, and restaurants, making it an ideal location for those who appreciate the lively atmosphere of London.

In summary, this flat on The Drive presents a wonderful opportunity for anyone looking to embrace city living while enjoying the comforts of home. With its appealing layout and prime location, it is a property not to be missed.

