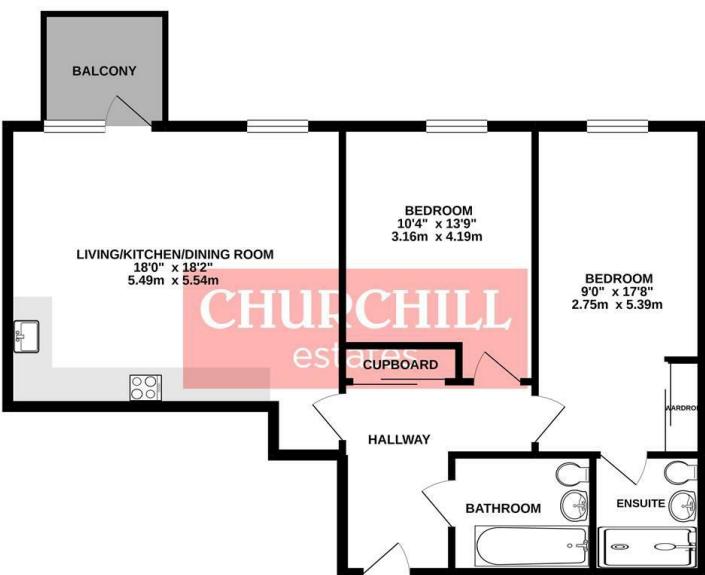




GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



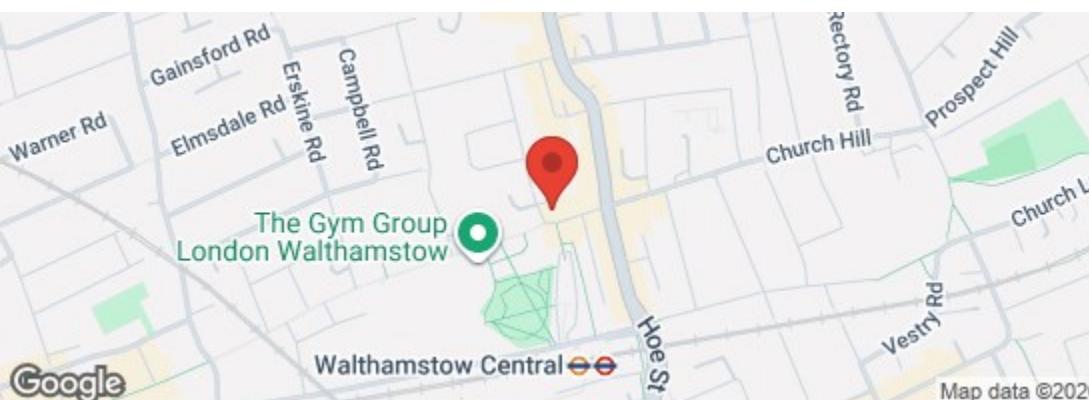
**TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 785.00 sq ft

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 solicitor or surveyor.



# CHURCHILL estates

63 Cleveland Park Avenue, London, E17 7FB  
£2,100 Per Calendar Month

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



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Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)





Available Now - Unfurnished - Churchill Estates are delighted to offer this Modern Two Double Bedroom Third Floor Apartment located in Central Walthamstow minutes from Walthamstow Central Station with its Victoria Line and Overground links providing for fantastic access across the City, Walthamstow's Bus Terminal, Local Restaurants/Bars, Cycle Routes and Market with Walthamstow Village and the popular Lloyd Park also easily accessible.

The apartment features generous hallway storage, security video entrance phone, modern 18ft open-plan living/kitchen/dining room with integrated appliances and provides access onto an enclosed private balcony. The master bedroom boasts fitted wardrobes and a modern en suite shower room, a generously sized second double bedroom and modern bathroom suite complete the accommodation. The apartment is heated by an electric underfloor heating system and is fully double glazed. The development enjoys well-kept communal gardens, secure cycle store and lift service to all floors.

The Scene is an exciting new development of contemporary apartments, restaurants, a multiplex cinema and public and private urban spaces. Delivering modern, sustainable apartment living, The Scene is located in the heart of Walthamstow, with exceptional links to the City and West End.

\*\*\*Please Note The Scene is a non-parking development\*\*\*

Council Tax Band - C

EPC rating - B

5 week security deposit - £2192

12 Month Minimum Tenancy (6 month break clause may be available)