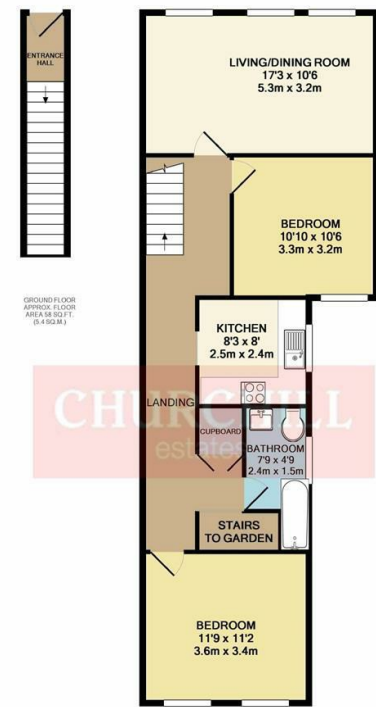




Available Mid December - Furnished - Two Double Bedroom - First Floor Warner Flat - Walthamstow Central Station - Tasteful Furnishings - Double Glazed



EPC rating - D
 Council Tax band - B
 12 month minimum tenancy (6 month break clause may be available)
 5 week security deposit - £1955



Mersey Road, Walthamstow, E17 5LA
£1,695 Per Calendar Month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(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.



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

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Available Mid December - Furnished - Churchill Estates are delighted to offer this well presented and tastefully furnished Two Double Bedroom First Floor Warner Flat located within the ever-popular Lloyd Park area of Walthamstow.

The property is situated close to both Walthamstow Central & Blackhorse Road Stations as well as Local Bus Routes. A characterful property with a warm contemporary feel the property boasts; a 17'3 Living/Dining room with wood flooring and exposed-brick chimney-breast, modern Kitchen with butler sink and wooden work surfaces, brick-effect tiled bathroom suite, double glazing and gas central heating.

Early Viewings advised.

