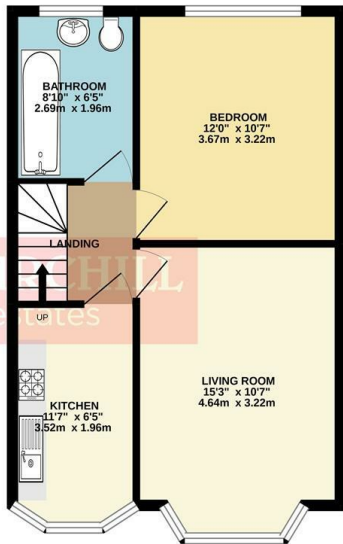
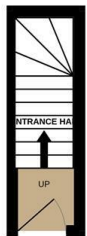




GROUND FLOOR
450 sq ft (41.8 sq m) approx.

FIRST FLOOR
450 sq ft (41.8 sq m) approx.



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TOTAL FLOOR AREA: 450 sq ft (41.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. It is not a guarantee. The services, systems and appliances shown on this plan are not shown and no guarantee as to their operation or efficiency can be given.
Made with Mapbox 2022

Council: | Council Tax Band: | Floor Area: 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	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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Higham Hill Road, Walthamstow, E17 5QY
£1,450 Per Calendar Month

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



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



Nestled on the charming Higham Hill Road in Walthamstow, this delightful Victorian conversion flat offers a perfect blend of character and modern living. Available for immediate occupancy, this first-floor residence features one spacious double bedroom, making it an ideal choice for singles or couples seeking a comfortable home.

The flat boasts a well-proportioned reception room, providing a welcoming space for relaxation or entertaining guests. The property is thoughtfully furnished, allowing for a seamless move-in experience, although it can also be offered part-furnished or unfurnished to suit your preferences.

Natural light floods the living areas, thanks to the double-glazed windows, enhancing the inviting atmosphere throughout. The flat is equipped with gas central heating, ensuring warmth and comfort during the cooler months.

Conveniently located, the property is just a short distance from Blackhorse Road Station, offering excellent transport links to central London and beyond. This vibrant area of Walthamstow is known for its eclectic mix of shops, cafes, and parks, providing a lively community feel.

In summary, this charming one-bedroom flat on Higham Hill Road is a wonderful opportunity for those looking to embrace the unique character of a Victorian conversion while enjoying modern conveniences. Don't miss your chance to make this lovely property your new home.

