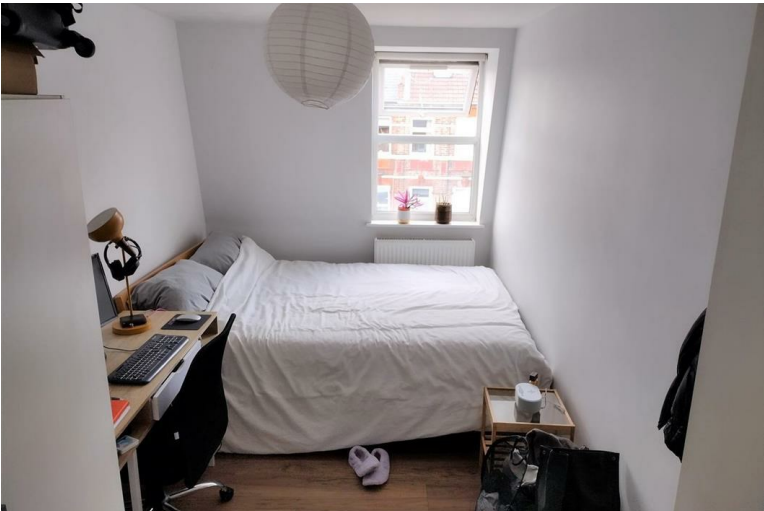


TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other information provided by the agent.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 678.00 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	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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43a St. James's Street, London, E17 7PJ
£1,800 Per Calendar Month

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



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



Nestled in the vibrant area of St. James's Street, Walthamstow E17, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. Spanning an impressive 678 square feet, this second-floor residence is available for rent from the end of March 2026 and comes unfurnished, allowing you to personalise the space to your taste.

Upon entering, you are greeted by a spacious open-plan living, kitchen, and dining area measuring an impressive 21 by 17 feet. This generous layout is ideal for both entertaining guests and enjoying quiet evenings at home. The apartment boasts two well-proportioned double bedrooms, providing ample space for relaxation and rest.

The property is double glazed throughout, ensuring a warm and quiet environment, while the gas central heating adds to the comfort during the cooler months. Located just moments from St. James Street Station, commuting to central London and beyond is both easy and efficient, making this apartment an excellent choice for professionals and families alike.

With its prime location and spacious design, this apartment is a wonderful opportunity for those seeking a modern living experience in Walthamstow. Do not miss the chance to make this charming property your new home.

