

Available Mid January 2024 | Unfurnished | Modern Studio Apartment | Second Floor |  
Electric Central Heating | High Quality Double Glazing | Recently Built | Juliet Balcony |  
Separate Kitchen Area | Modern Shower Suite | Newly-Fitted Kitchen | Security Entry  
Phone System | Walthamstow Central Location

**CHURCHILL**  
estates



**23 Church Hill, Walthamstow, E17 3AB**  
£1,275 Per Calendar Month



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



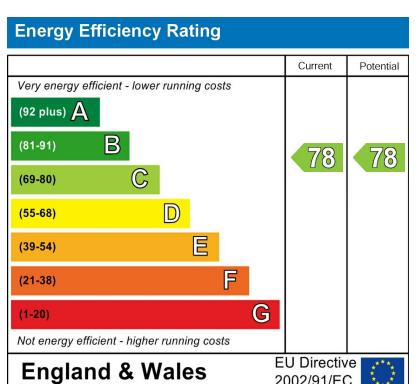
Available Mid January 2024 - Unfurnished - Churchill Estates are delighted to offer this recently-built second floor studio apartment situated within the heart of Walthamstow close to Walthamstow Central Station, Market, Village, Local Bus/Cycle Routes & Lloyd Park.

The property benefits from recently installed double glazing, Juliet Balcony, electric central heating, wood-laminate flooring, modern fitted shower suite, recently fitted modern kitchen separate from the living/bedroom area and security entry phone system.

Early Viewings Advised.

**TOTAL APPROX. FLOOR AREA 256 SQ.FT. (23.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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EPC Band | C

Council Tax Band | A

12 Month Tenancy | Break Clause Available

5 Week Rent Deposit | £1471

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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