



GROUND FLOOR
505 sq ft. (46.9 sq.m.) approx.



1ST FLOOR
408 sq ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq ft. (84.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the fixtures contained here, measurements of rooms and other features are approximate. We have not tested any services or equipment and no guarantee or warranty is given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any fixtures or fittings to ascertain their condition and no guarantee is given as to their operability or efficiency can be given.
Made with ArchiCAD 2024

Council: Waltham Forest | Council Tax Band: C | Floor Area: 969.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.

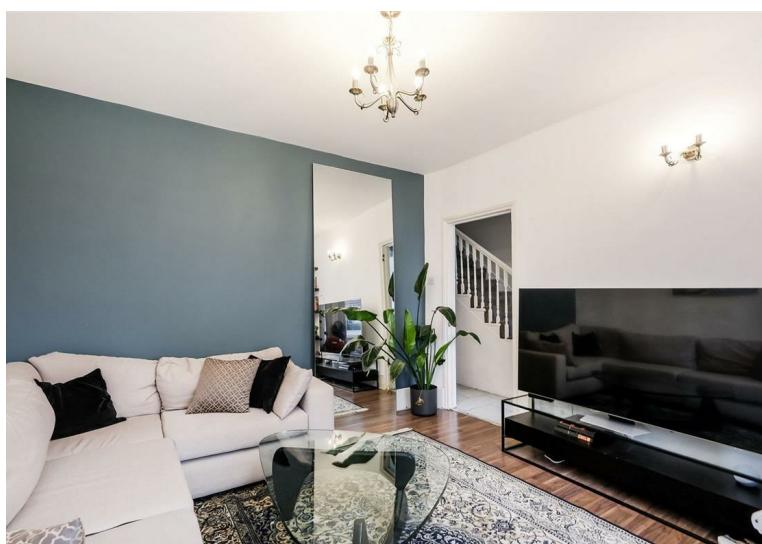
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
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Buxton Road, London, E17 7EH
£2,500 Per Calendar Month

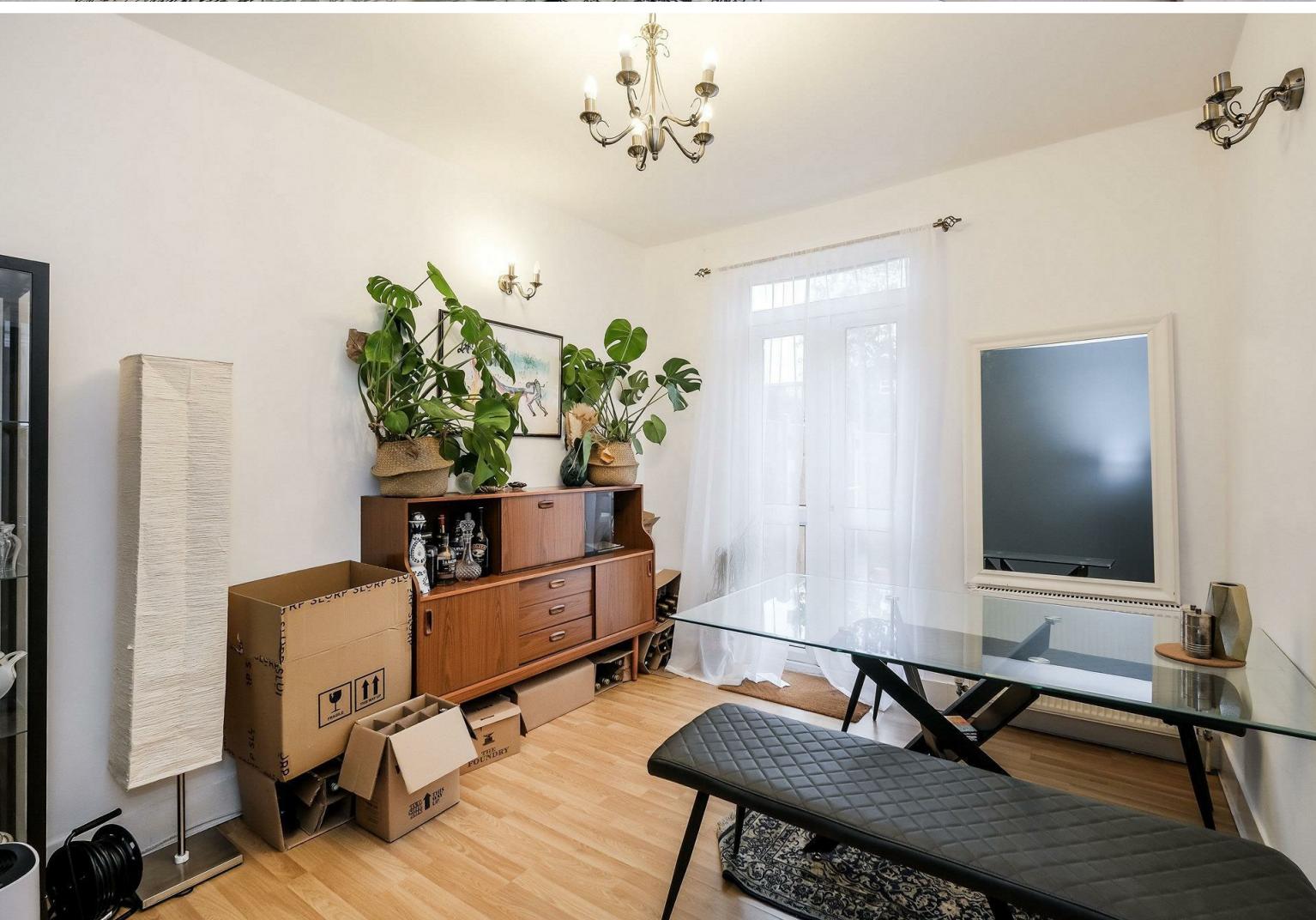
Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



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Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Available Beginning of February | Unfurnished | Churchill Estates are pleased to offer this Well maintained Four Bedroom Victorian Terrace House with Private Rear Garden located close to St James Street Overground Station & Walthamstow Central Station. The property benefits from two spacious reception rooms , modern bathroom & kitchen with Appliances, Double Glazing, Gas Central Heating and Large private rear garden.

The property is also situated conveniently for access to highly regarded schools, green spaces and shopping amenities.

Early Viewings Advised.