



TOTAL FLOOR AREA: 913 sq ft. (84.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description 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. The agent is not responsible for any error, omission or misstatement. The agent is not responsible for any error, omission or misstatement. The agent is not responsible for any error, omission or misstatement.

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		
(39-54) E		
(21-38) F	62	
(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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Buxton Road, London, E17 7EH
£2,500 Per Calendar Month

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



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.

