



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 is given to their operability or efficiency can be given. Made with Metropix (2020)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 581.00 sq ft



**CHURCHILL**  
estates

Shernhall Street, Walthamstow, E17 9HS  
£1,850 Per Calendar Month

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.



Available Mid July 2024 -Nestled in the heart of Shernhall Street, Walthamstow, this charming Victorian flat is a true gem waiting to be discovered. As you step into this delightful property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. With two generously sized bedrooms, there is ample space for a small family or those in need of a home office.

The property boasts a modern bathroom, ideal for unwinding after a long day. The well-equipped kitchen with appliances is a chef's dream, offering the perfect space to whip up culinary delights.

Convenience is key with this property, as it is conveniently located near Walthamstow Central Station, making commuting a breeze. Local shopping amenities, bus routes, and even Wood Street Station are all within easy reach, providing you with everything you need right at your doorstep.

With gas central heating and double glazing, this flat ensures warmth and comfort all year round. The neutral décor throughout gives you a blank canvas to make this home truly your own. Step outside to discover a beautifully maintained 40ft rear garden,

Don't miss out on the opportunity to make this Victorian conversion flat your new home. Early viewings are highly recommended to fully appreciate all that this property has to offer.

