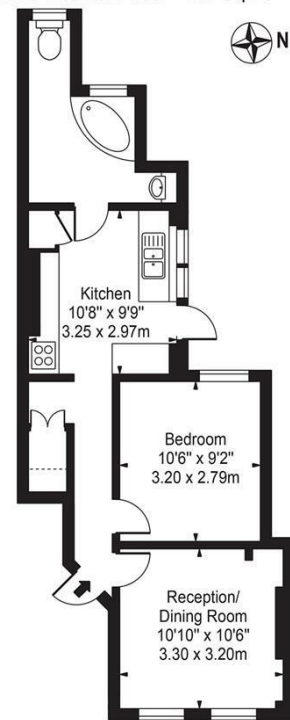


Available Mid June 2024 | Part-Furnished | Ground Floor Flat | Warner Flat | Shared Rear Garden | Modern Kitchen & Bathroom | Double Glazed | Gas Central Heating | Lloyd Park Location | Walthamstow Central Station



Fleeming Road, London, E17 5ET
£1,450 Per Calendar Month

Fleeming Road
 Approx. Gross Internal Area 453 Sq Ft - 42.09 Sq M



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 76 |
| (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 | |



EPC Rating - C

Council Tax - Band B

5 Week Security Deposit -
 £1,653.00

12 Month Minimum Tenancy (6
 month break clause may be
 considered)

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.



To view call **0208 503 6060**
 Email walthamstow@churchill-estates.co.uk

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Available from mid-June 2024, this charming ground floor Warner flat offers contemporary living in the coveted Lloyd Park area of Walthamstow. Whether unfurnished or part-furnished, this property promises a comfortable lifestyle.

Conveniently located near Walthamstow Central and Blackhorse Road Stations, as well as local bus and cycle routes, residents will enjoy easy access to amenities including shops, bars, and restaurants.

Inside, the property boasts impeccable craftsmanship and modern design. Highlights include a sleek fitted kitchen equipped with appliances and ample dining space, a living room featuring a characterful fireplace and elegant wooden flooring, and a modern bathroom with stylish fixtures.

The generously sized double bedroom offers fitted wardrobes, while residents can unwind in the shared rear garden.

Early viewings are highly recommended to appreciate all that this fine property has to offer.

