

GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(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 - E
Council Tax Band - C
12 Month Minimum Tenancy (6 Month Break Clause May Be Available)
5 Week Security Deposit £2,653.00

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

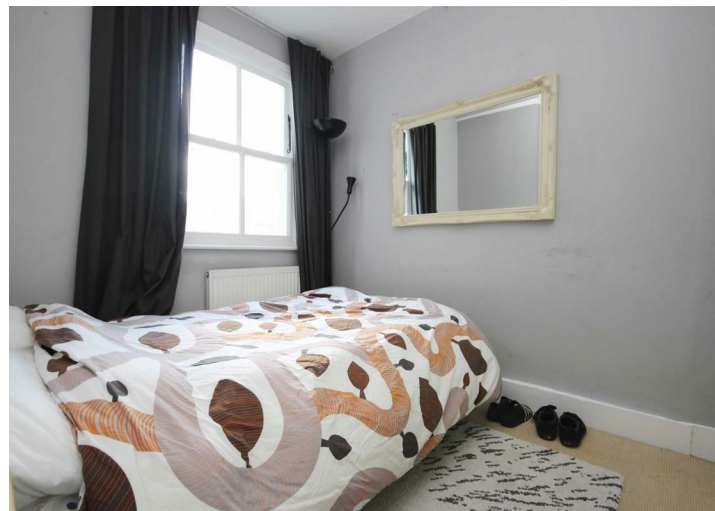
Available Late May 2024 | Part-Furnished | Four Bedroom Victorian Terrace House | Private Rear Garden | Close to Blackhorse Road Station | Through | Lounge Dining Room | En Suite to Loft Bedroom | Gas Central Heating | Well Presented Throughout



Lancaster Road, Walthamstow, E17 6AH
£2,300 Per Calendar Month



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Available Late May 2024 -Unfurnished - Churchill Estates are delighted to offer this Four Bedroom (Three Double Bedrooms) Victorian Terraced House set over three floors located close to Blackhorse Road Station, Local Bus/Cycle Routes and Schools.

The property is well presented throughout and benefits from a modern en suite to the loft bedroom, modern first floor bathroom, three generously sized double bedrooms, home-office/study, gas central heating, double glazing and a 23' through-lounge/dining room.

Early Viewing Advised.