

Available Mid March 2024 | Unfurnished | Three Bedrooms | Victorian Terrace | Recently Decorated Throughout | Walthamstow Central Station | Double Glazed | Gas Central Heating | Private Rear Garden

CHURCHILL
estates



Pearl Road, Walthamstow, London, E17
£2,200 Per Calendar Month



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



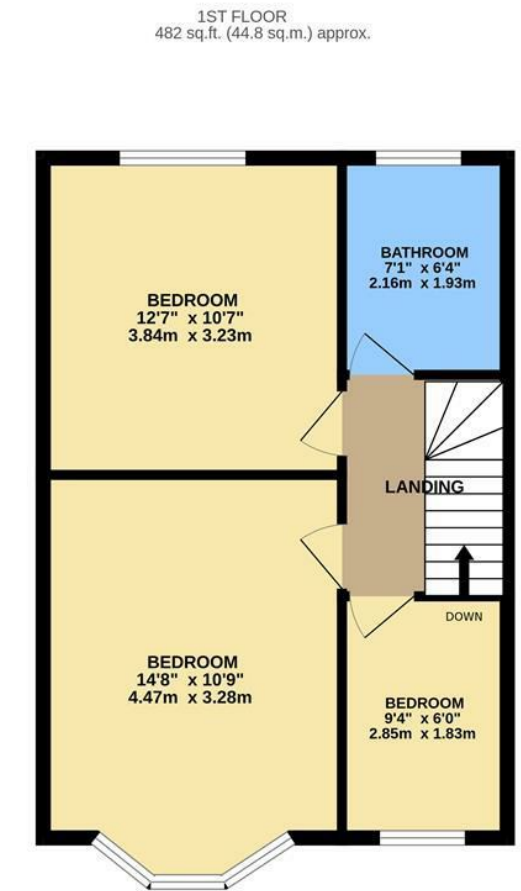
Available Now - Unfurnished - Churchill Estates are pleased to offer this Three Bedroom Victorian Terrace House which has been fully re-decorated throughout, boasting a 28ft Through Lounge, Brand New First Floor Bathroom Suite & a private rear garden of 30ft.

The property is well located within Central Walthamstow close to Walthamstow Central Station, Lloyd Park, Local Bus/Cycle Routes & Shopping Amenities.

The property further benefits from a modern fitted kitchen, double glazing and gas central heating.

PLEASE NOTE THAT THE PROPERTY IS ONLY SUITABLE FOR FAMILIES OR A MAXIMUM OF TWO SHARERS AS THE PROPERTY DOES NOT HAVE A HMO LICENCE

Early Viewings Advised.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Council Tax Band - D

EPC - D rated

12 months minimum tenancy (6 month break clause may be available)

5 week security deposit - £2538

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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