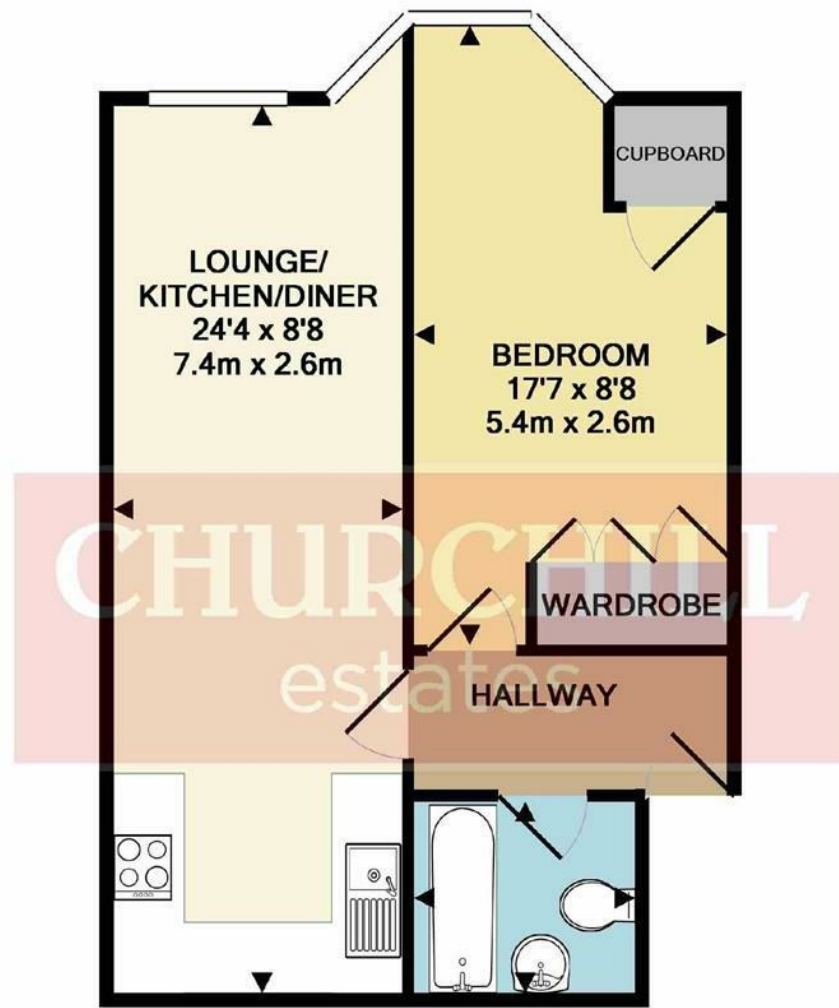


Available 11th November 2024 | Unfurnished | One Bedroom Ground Floor Flat | Victorian Conversion | Walthamstow Village Location | Allocated Parking Space | Wood Flooring | Double Glazing | Gas Central Heating |

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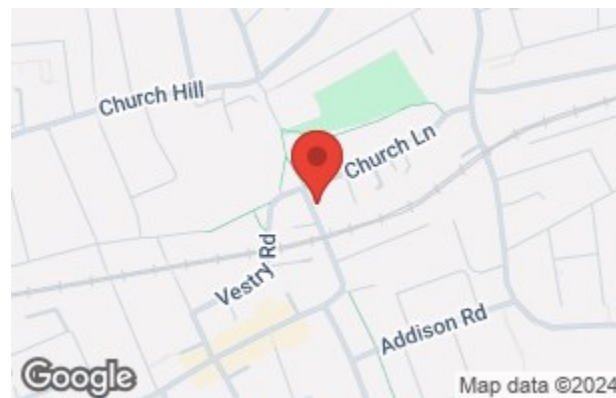
TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.5 SQ.M.)

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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**Orford Road, Walthamstow, E17 9QR**  
**£1,550 Per Calendar Month**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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>66</b>	
England & Wales	EU Directive 2002/91/EC



EPC rating - D  
Council Tax Band - B  
5 week security deposit - £1788  
12 month minimum tenancy (6 month break clause may be available)

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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Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



Available 11th November 2024 - Unfurnished - Churchill Estates are delighted to offer this One Double Bedroom Ground Floor Victorian Conversion Flat with Allocated Car Parking Space situated moments from Walthamstow Village with its popular bars, cafés, and vibrant restaurants and also still within close proximity of Central Walthamstow with the Victoria Line and Overground Station, cinema complex, local shops, bus and cycle routes.

This charming property offers many fine and characterful features including sash windows, plantation shutters and high-ceilings and solid oak flooring. The property also offers 24ft open-plan living/kitchen/dining room with appliances, double bedroom with fitted wardrobes, gas central heating and a modern bathroom suite. Early Viewing is encouraged.

