

**BEDROOM/LIVING/KITCHEN**  
22'0" x 17'6"  
6.71m x 5.34m

**HALL**

**BATHROOM**  
5'9" x 5'2"  
1.73m x 1.57m


**TOTAL FLOOR AREA : 386 sq.ft. (35.8 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.

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>	79	79
(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		

**England & Wales**

EU Directive  
2002/91/EC





**CHURCHILL**  
estates



St. James's Street, Walthamstow, E17 7PJ  
£1,250 Per Calendar Month

A modern kitchen with white cabinetry, a black countertop, and a tiled backsplash. The kitchen features a built-in oven, a gas cooktop, and a stainless steel sink with a faucet. The floor is made of light-colored wood.



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



Available 17th June 2023 - Unfurnished - Churchill Estates are pleased to offer this modern First Floor Studio Apartment located Moment from St James Street Park & Station.

The property is also located conveniently for access to both Walthamstow Central & Blackhorse Road Stations, Local Bus/Cycle Routes and Shopping Amenities via Walthamstow High Street.

Internally the property offers a Modern Kitchen area with appliances open to the Spacious Living/Bedroom space with large double-glazed window, Modern Bathroom suite and Gas Central Heating.