

Available Now | Unfurnished | One Bedroom Apartment | Ground Floor | Walthamstow Central Station | Lea Bridge Station | Double Glazing | Gas Central Heating | Recently Decorated

CHURCHILL
estates



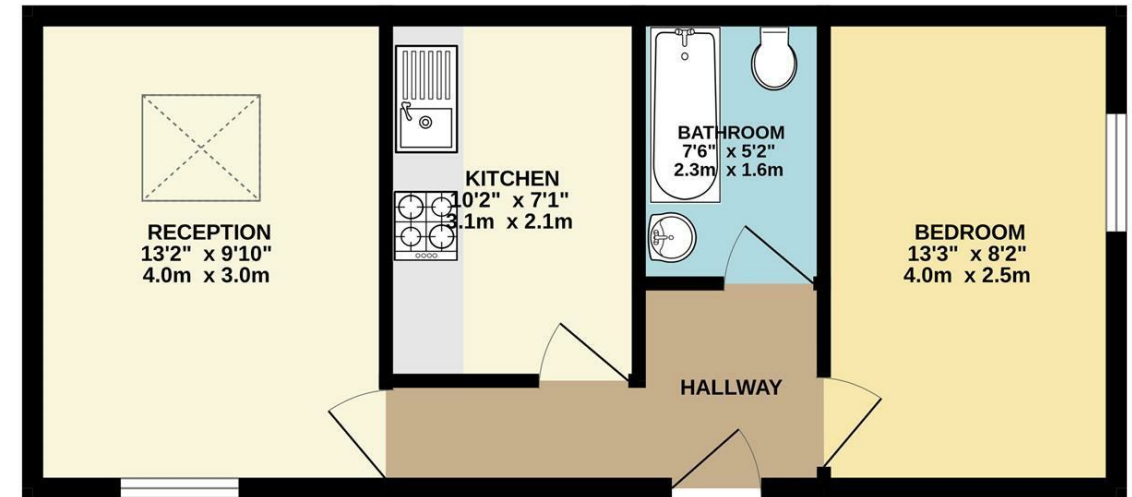
Lea Bridge Road, London, E10 6AJ
£1,395 Per Calendar Month



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



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



Available Now - Unfurnished - Churchill Estates are pleased to offer this One Double Bedroom Ground Floor Flat located on the border of Walthamstow and Leyton close to Walthamstow Central & Leyton Midland Stations, Local Bus Routes and Shopping Amenities.

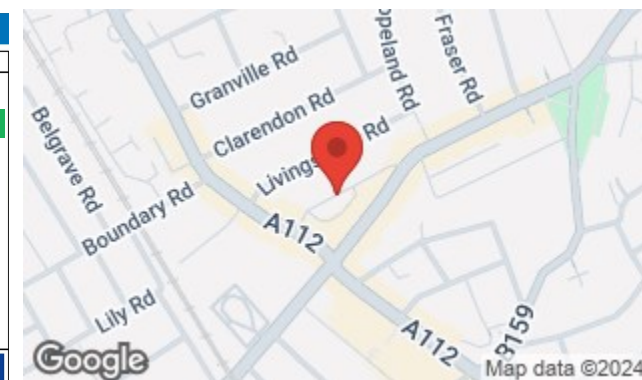
The property has been recently decorated throughout and further benefits from gas central heating, double glazing, modern kitchen with appliances and modern bathroom suite.

Early Viewing Advised.

TOTAL FLOOR AREA: 441sq.ft. (41.0 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



Council Tax Band | B

EPC | D

5 week security deposit | £1,701

12 month tenancy with 6 month break clause

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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