

Available Now | Furnished Studio to Rent with En Suite Shower Room | Gas, Electric, Water Rates, Council Tax & WiFi Included | Newly Decorated | Wood Street location near to Wood Street & Walthamstow Central Stations | Close to Walthamstow Village & Hollow Pond | Two Double Glazed Windows

**CHURCHILL**  
estates



**Chestnut Avenue North, London, E17 3NF**  
£995 Per Calendar Month



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



Available Now - Furnished or Unfurnished - Churchill Estates are pleased to offer this Newly Decorated and Generously Proportioned Studio Apartment to Rent with En Suite Shower Room and Private Kitchenette whilst benefitting from access to a larger modern communal Kitchen with generous provisions including double oven, coin-operated washing machines and garden access.

The Studio Apartment is situated within a Victorian Terrace Property in a no-through road turning off of Wood Street with Wood Street and Walthamstow Central Stations easily accessible in addition to Walthamstow Village and green spaces such as Hollow Pond. Lea Bridge Road with its Cycle and Bus Routes is also on the doorstep.

Internally the room is bright and airy with Two Double Glazed Windows and features; modern laminated flooring, sink-top with cupboards, bed, mattress, and wardrobes with own chest fridge, microwave and a modern en suite shower room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	



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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