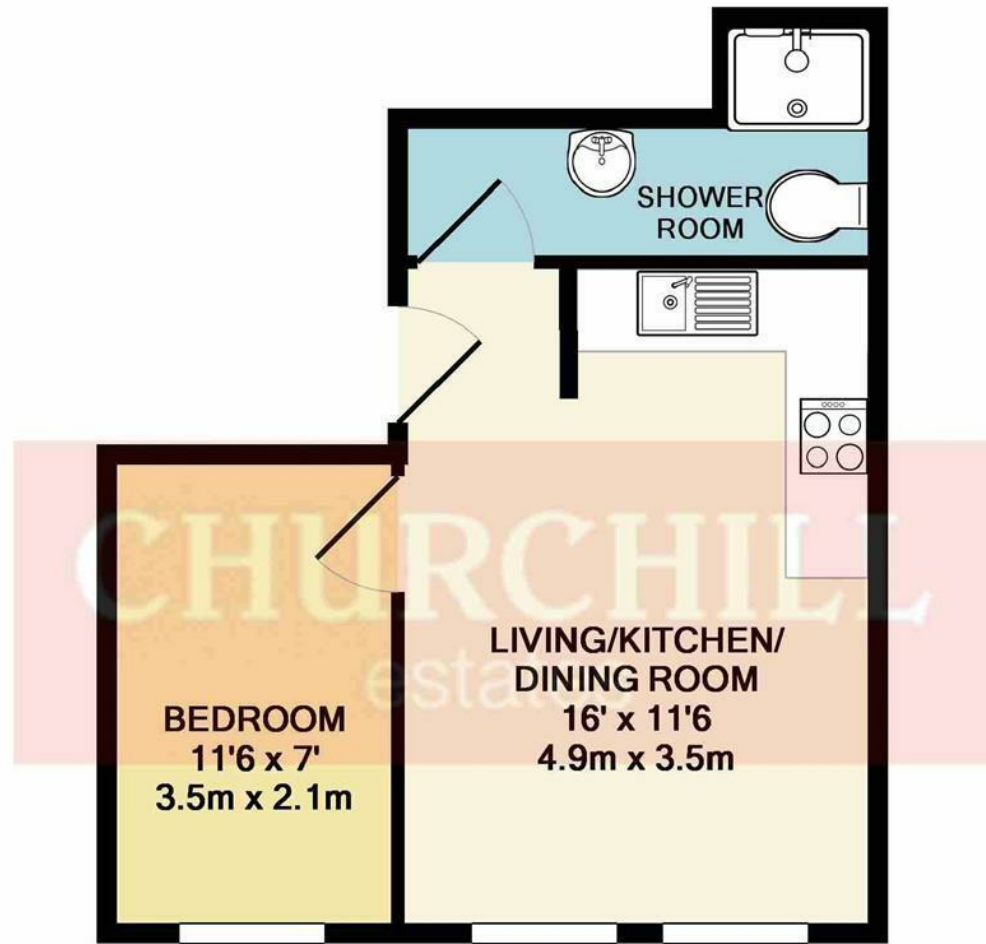


Available Mid May 2024 | Unfurnished | Modern One Bedroom Apartment |
 First Floor | Well Presented | Gas Central Heating | Double Glazing | St
 James Street Station | Blackhorse Road Station | Modern Kitchen & Bathroom

CHURCHILL
 estates



TOTAL APPROX. FLOOR AREA 315 SQ.FT. (29.2 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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St James Street, Walthamstow, E17 7PF
 £1,100 Per Calendar Month

Energy Efficiency Rating	
Current	Potential
74	74

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



EPC | C
 Council Tax Band | C
 5 Week Security Deposit | £1,269
 12 Month Tenancy | 6 Month Break Clause Available

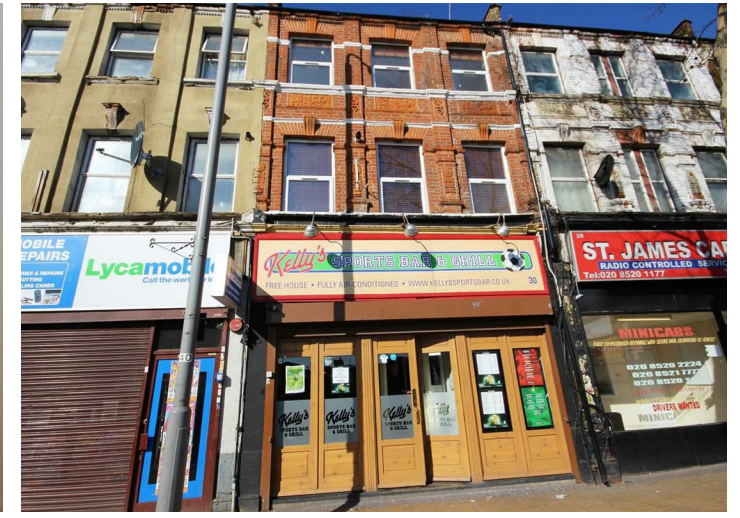
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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To view call **0208 503 6060**
 Email walthamstow@churchill-estates.co.uk

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Available Mid May 2024 - Unfurnished/Part Furnished - Churchill Estates are pleased to offer this One Double Flat situated moments from St James Street Station & Shopping Amenities with Blackhorse Road Station also easily accessible.

The property boasts a modern fitted kitchen with appliances, gas central heating, double glazing and modern fitted shower suite.

Please Note - The property is accessed from the rear and is situated above a Sports Bar.