

Available Now | Unfurnished | Three Bedrooms | First Floor
Maisonette | Period Property | Recently Refurbished | Gas Central
Heating | Private Garden | Wood Street Station | Double Glazed

CHURCHILL
estates



Victoria Road, Walthamstow, E17 4JU
£1,995 Per Calendar Month



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



Available Now | Unfurnished

Churchill Estates proudly presents this charming Three Bedroom First Floor Period Maisonette. Boasting two double bedrooms and one single bedroom, this residence offers a comfortable living space.

Conveniently located, the property provides easy access to Wood Street Station, Local Schools, and Local Bus Routes.

Recently redecorated throughout, this maisonette features double glazing and gas central heating, ensuring a cosy environment all year round. The modern kitchen comes equipped with appliances, while the contemporary bathroom suite adds a touch of luxury.

With access to a private section of the rear garden, this property offers both practicality and comfort. Early viewing is highly recommended.

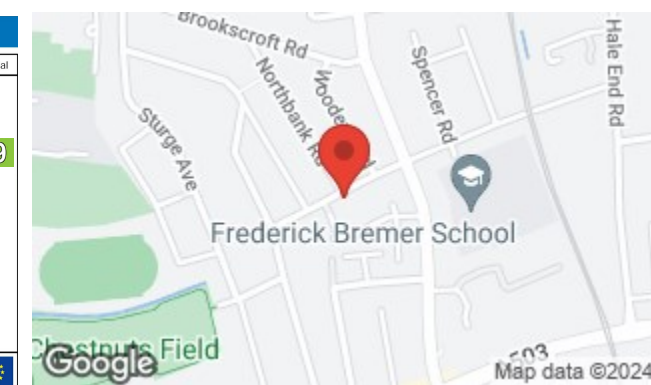


ENTRANCE FLOOR
APPROX. FLOOR
AREA 54 SQ.FT.
(5.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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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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			
EU Directive 2002/91/EC		67	79
England & Wales			



Waltham Forest Council Tax Band B

EPC Rating D

12 Month Contract

5 Week Security Deposit £2301

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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