

TOTAL APPROX. FLOOR AREA 557 SQ. FT. (51.7 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 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.  
 Made with Metropix 02015

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
<b>61</b>	<b>77</b>
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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 Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

Available Early April 2024 | Furnished | Walthamstow Central Location |  
 Two Bedroom Ground Floor Victorian Conversion | Private Read Garden |  
 Walthamstow Village | Gas Central Heating | Double Glazing

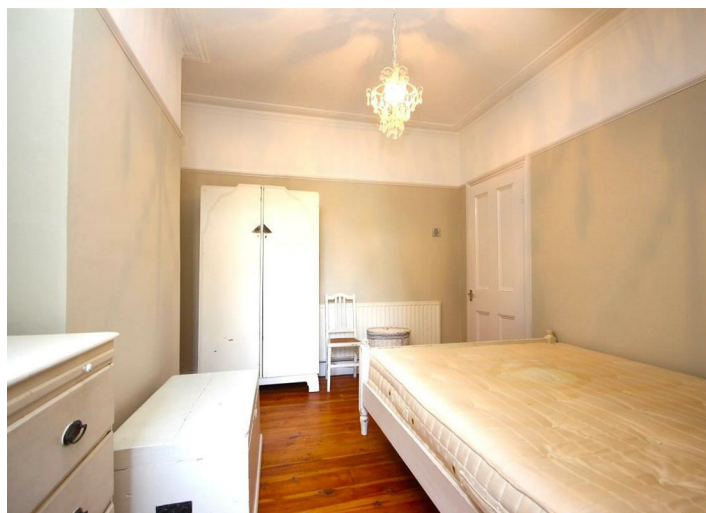
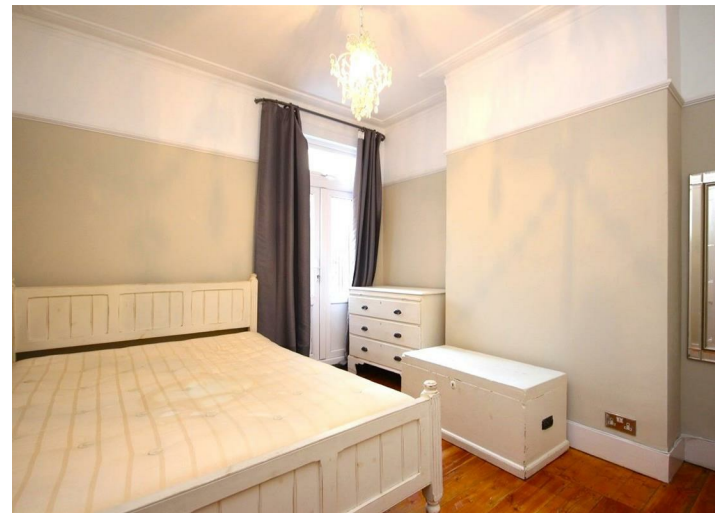
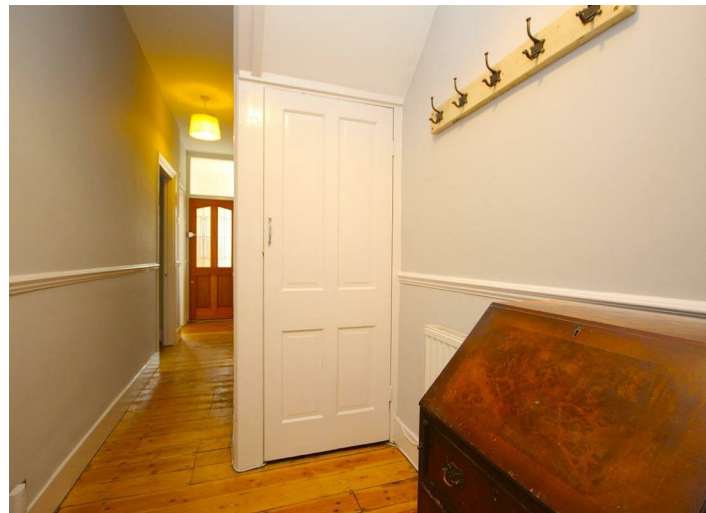
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**Cairo Road, Walthamstow, E17 3BB**  
**£1,795 Per Calendar Month**



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Property Description  
Available Early April - FURNISHED - Churchill Estates are pleased to offer this Centrally-Located and Recently Decorated Two Double Bedroom Ground Floor Victorian Conversion Flat with access to a PRIVATE REAR GARDEN. The property is located in the heart of Walthamstow within close proximity of Walthamstow Central Station, Village, High Street and the ever-popular Lloyd Park.

Internally the property features a fitted kitchen with appliances and wood worktops, living room with bay-window and wood floorboards, two double bedrooms both with wood floorboards, modern bathroom suite, double glazing and gas central heating.

The private garden offers mature shrub beds, raised patio seating area and storage shed. Early viewings advised.

