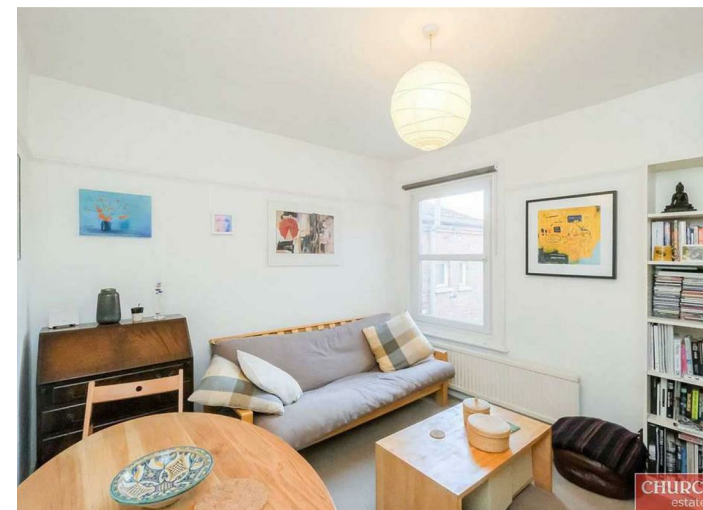


Available Mid April 2024 | Part-Furnished | Two Double Bedroom | Loft Extended | En-suite | Lloyd Park Location | Well Presented Throughout | Walthamstow Central Station | Blackhorse Road Station | Double Glazing | Gas Central Heating

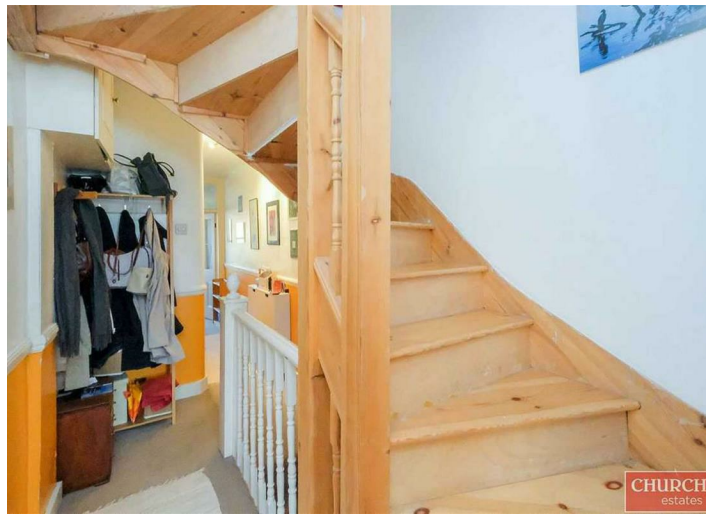
CHURCHILL
estates



Mersey Road, Walthamstow, E17 5LB
£1,750 Per Calendar Month



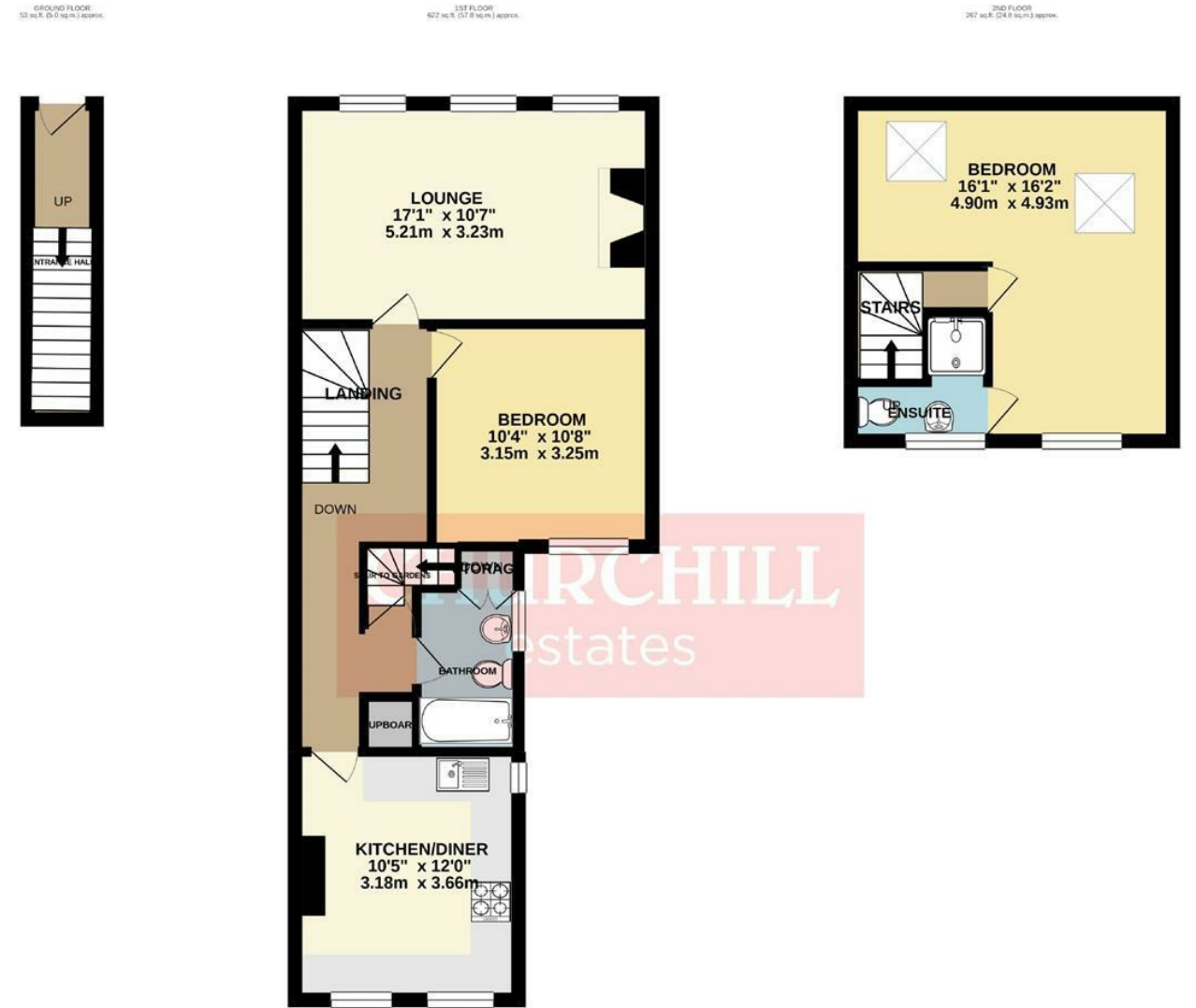
To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



Available Mid April 2024 - Part Furnished - Churchill Estates are delighted to offer this well presented Loft Extended Two Double Bedroom First Floor Warner Flat located within the ever-popular Lloyd Park area of Walthamstow.

The property is situated close to both Walthamstow Central & Blackhorse Road Stations as well as Local Bus Routes. A characterful property with a warm contemporary feel the property boasts; a 17'1 Living/Dining room, modern Kitchen with wooden work surfaces, modern, tiled bathroom suite, Loft extended Double Bedroom with En-suite shower room, double glazing and gas central heating. The property also benefits from access to a generously sized shared garden.

Early Viewings advised.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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		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		72	79



Council Tax Band | C
 12 Month Tenancy
 5 Week security deposit | £2019
 EPC rating | C

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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