

Available Late April 2024 | Immaculately Presented Two Bedroom | End Terrace House | Private Rear Garden | Located close to Walthamstow Central Station | Overlooking the William Morris Gallery Gardens & Lloyd Park | Gas Central Heating | Double Glazing | 35ft Rear Garden

CHURCHILL
estates



Forest Road, Walthamstow, E17 4PY
£1,950 Per Calendar Month



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



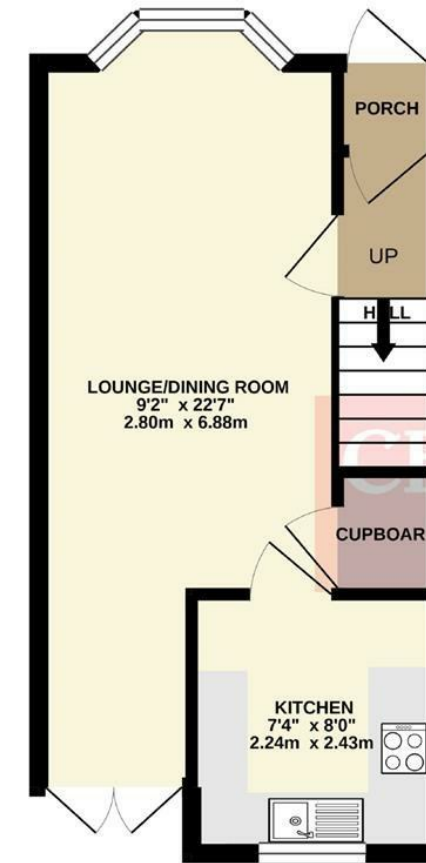
Available Late April 2024 - Part-Furnished - Churchill Estates are pleased to offer this Immaculately Presented Two Bedroom End Terrace House with Private 35ft Rear Garden. The property is well-positioned overlooking The William Morris Gardens, moments from Lloyd Park and close to Walthamstow Central & Wood Street Stations, Local Bus/Cycle Routes & Shopping Amenities.

Internally the property features an entrance porch, 22ft Through-Lounge/Dining Room, Modern Kitchen with Appliances, generous-sized master bedroom, modern first floor bathroom, double glazing and gas central heating.

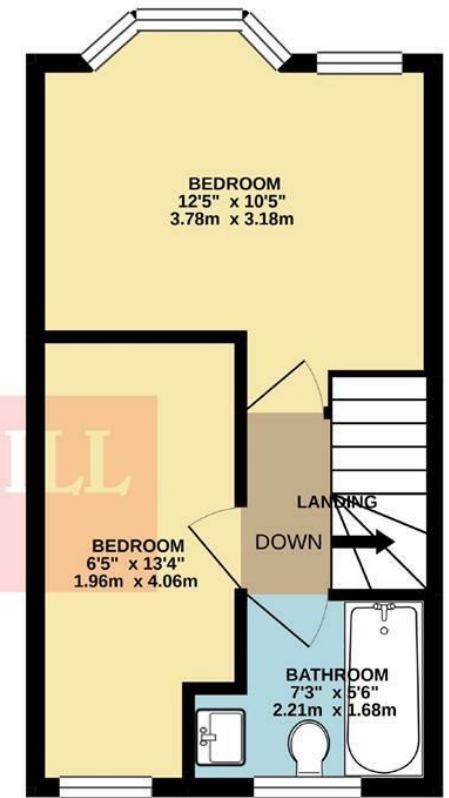
Early Viewings Advised.



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 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			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



EPC rating | C

Council Tax Band | C

12 Month Tenancy | 6 Month Break Clause Available

5 Week Security Deposit | £2250

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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