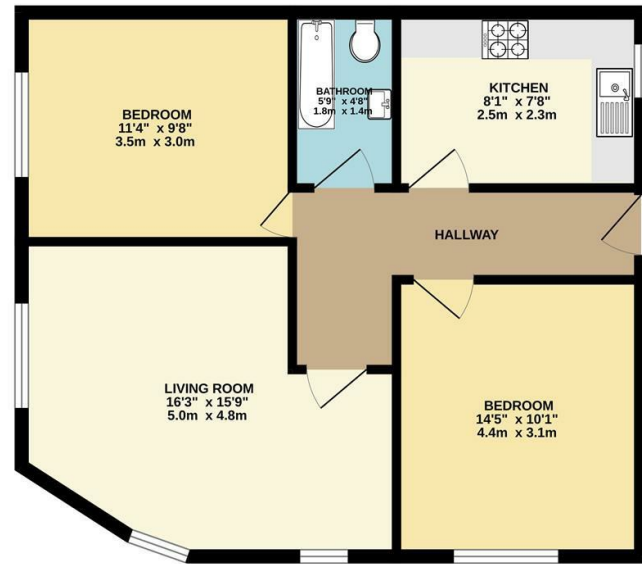




GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, areas, volumes and fittings are for information only and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given. Made with Metropac 10/2021

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	57
(21-38) F	
(1-20) G	67
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



EPC Band | D
Council Tax Band | B
5 Week Security Deposit | £1,961
12 Months Tenancy | 6 Month Break Clause

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.



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

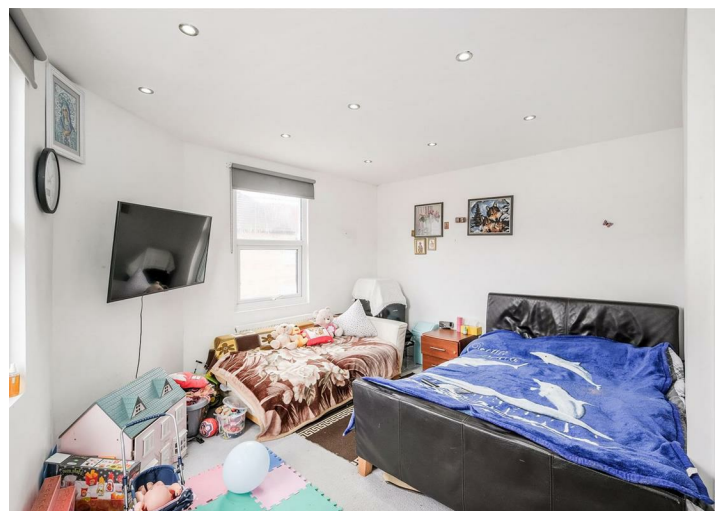
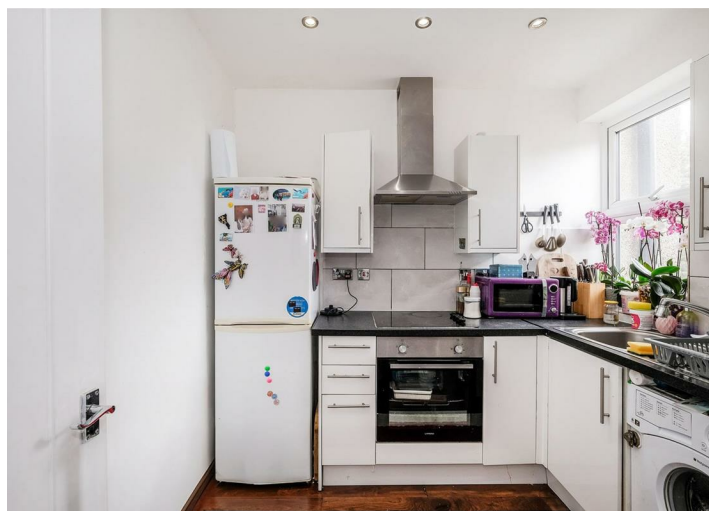
Available Early April 2024 | Part Furnished | Double Glazing | Gas Central Heating | Wood Street Station Close Proximity 0.6 miles | 635 Sq Ft | First Floor Victorian Conversion | Small Decked Terrace | Modern Kitchen & Bathroom



St. Johns Road, London, E17 4JH
£1,650 Per Calendar Month



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



Available Early April 2024 - Part Furnished - Churchill Estates are pleased to offer this Two Bedroom First Floor Victorian Conversion Flat with Private decking terrace located close to local bus routes, schools and Wood Street Station.

The property boasts double glazing, gas central heating, modern kitchen, modern bathroom, good sized bedrooms and small decked garden terrace.

Early Viewings Advised