

Available Now | Unfurnished | Bedsit Flat | Period Conversion | Period Conversion | Wood Street Station | Private Kitchen / Lounge & Separate Bedroom | Neutrally Decorated | Double Glazed | Shared Bathroom | Council Tax + Water Rates Included

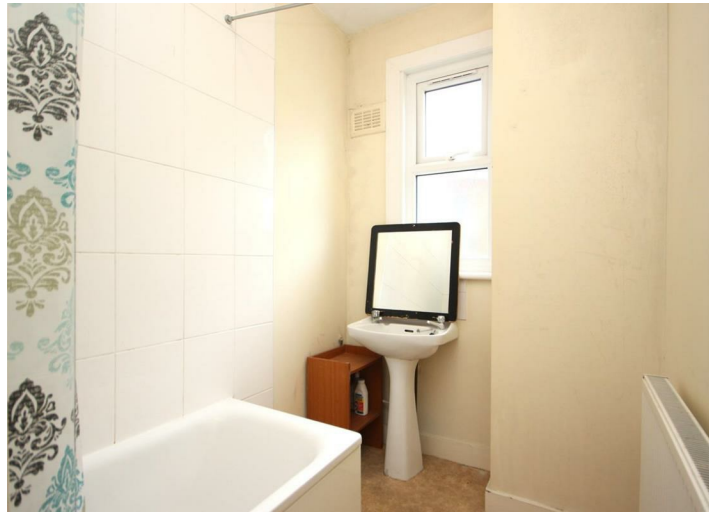
**CHURCHILL**  
estates



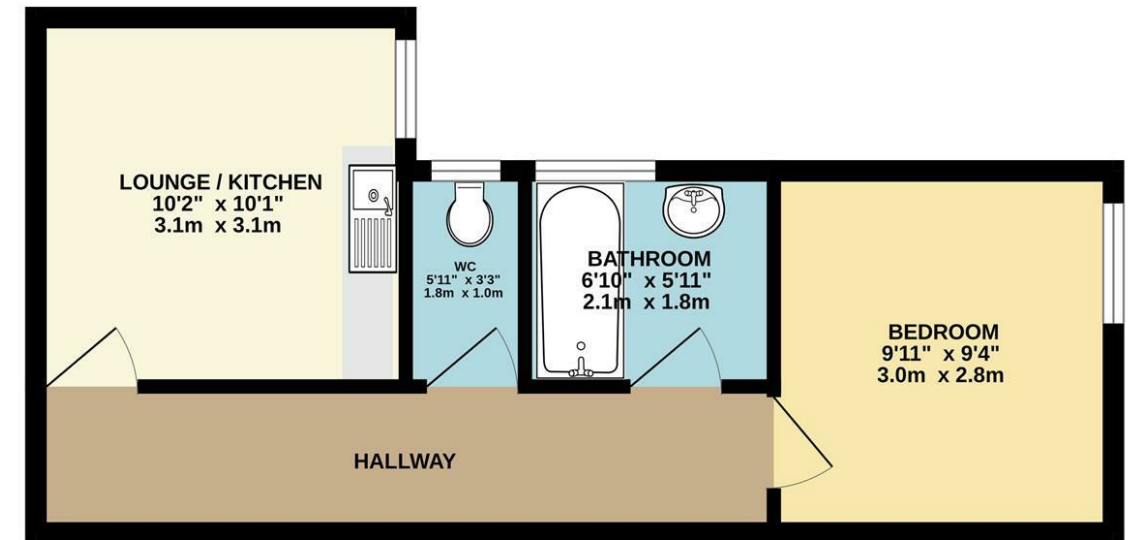
**Ulverston Road, Walthamstow, E17 4BW**  
£750 Per Calendar Month



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



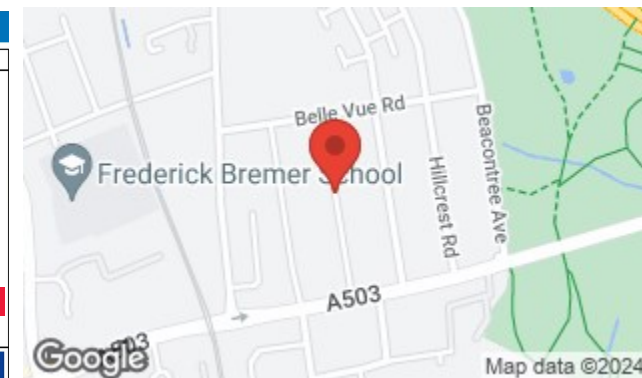
Available Now - Unfurnished - Bedsit Flat (Combining two separate Rooms) Suitable for Couples or Singles, nestled within a Charming Period Conversion in Upper Walthamstow, conveniently located near Wood Street Station and Local Bus Routes.

These two rooms offer modern conveniences including double glazing, a compact kitchenette offering basin with tap, and fridge. The modern bedsit has been recently decorated and grants access to a shared bathroom with a separate WC (shared among one other room).

The rent includes council tax and water rates.

TOTAL FLOOR AREA: 336 sq.ft. (31.2 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		1	1
Not energy efficient - higher running costs			
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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