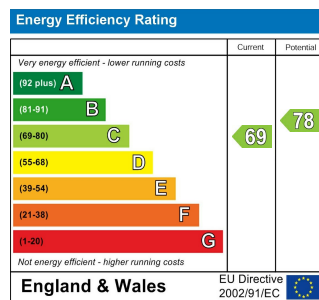


GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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EPC Rating - C  
5 Week Security Deposit - £1,557.00  
Council Tax Band - B  
12 Month Minimum Tenancy (6 Month Break Clause may be available)

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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Unfurnished - Available Early April 2024 - Churchill Estates are delighted to offer this completely refurbished One Double Bedroom Ground Floor Victorian Conversion Flat with Private Rear Garden that pays homage to its previous owner.

The property is superbly situated nestled in the corner of this popular tree-lined residential turning close to St James Street & Blackhorse Road Stations, Local Bus/Cycle Routes, Walthamstow's Wetlands and Shopping Amenities.

Internally the thoughtful refurbishment comprises a modern newly fitted kitchen/dining room with appliances, modern shower suite with faux character features, neutral and tasteful decor and is double glazed & gas centrally heated.

