

**CHURCHILL**  
estates

Priory Avenue, Walthamstow, E17 7QP  
£2,600 Per Calendar Month

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1

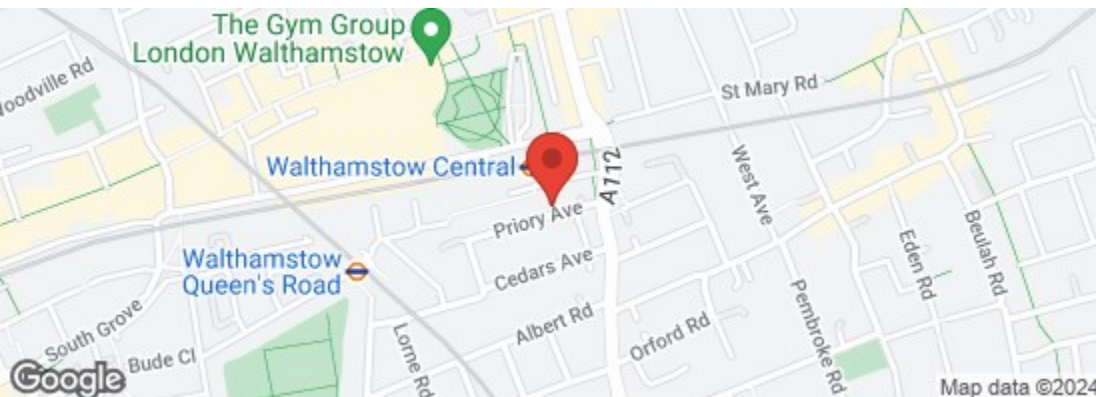
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1205.00 sq ft



Request a Viewing: **0208 503 6060** Email: [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>68</b>	
<b>England &amp; Wales</b>	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.



Available Mid June 2024 - Part-Furnished - Churchill Estates are delighted to offer this imposing Four Bedroom Victorian Terraced House well presented throughout with Private Rear Garden and located moments from Walthamstow Central Station, Local Bus/Cycle Routes & Shops.

Amongst many features the property offers Two Reception Rooms, Modern Kitchen with Appliances, Utility Room, En Suite to Master Bedroom, Modern First Floor Bathroom and is Double Glazed and Gas Centrally Heated. Please Note:

This property is unavailable for sharers in groups of three or more due to licensing restrictions.

