

Available Early June 2024 | Modern One Double Bedroom Apartment | First Floor Apartment | Unfurnished | Walthamstow Central Location | Private Balcony | Underfloor Heating | Video Entry System | Modern Kitchen with Appliances | Modern Bathroom | Double Glazing | Communal Garden

CHURCHILL
estates



Craig House, Walthamstow, E17 7FD

£1,500 Per Calendar Month



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



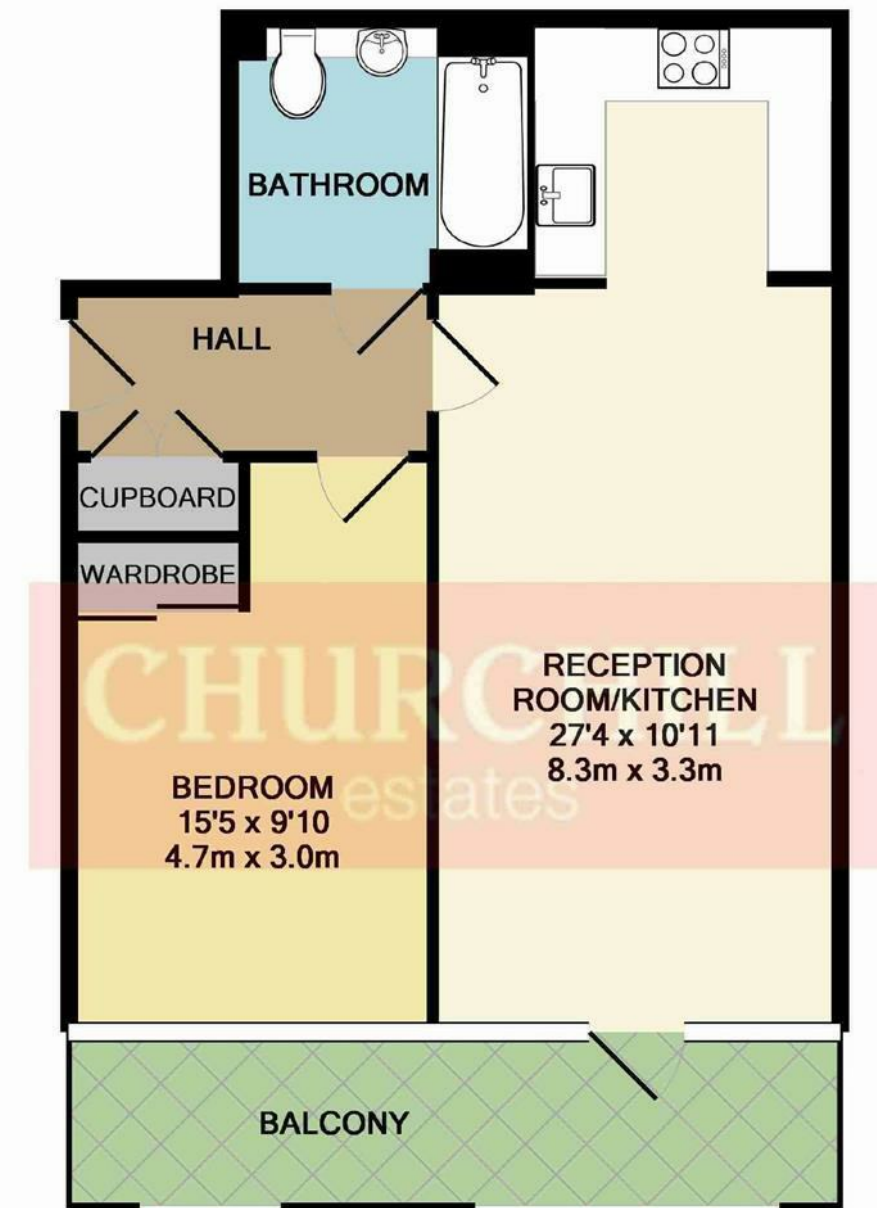
Available Early June 2024 - Unfurnished - Churchill Estates are delighted to offer this modern One Double Bedroom first floor Apartment with private balcony situated within this popular purpose-built development moments from Walthamstow Central Station.

Internally the apartment boasts a generous semi open-plan living/kitchen/dining room with integrated appliances and access to the private enclosed balcony, the entrance hallway offers access to generous in-built storage providing for housing of the washing machine.

The property also offers a modern bathroom suite and fitted wardrobes in the spacious double bedroom, video entrance phone system, double glazing and underfloor heating. The development provides well-kept communal gardens, cycle storage and lift access to all floors. Please Note The Scene is a non-parking development.

Early Viewings Advised

Please Note The Scene is a Non-Parking Development



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



EPC Rating | B
 Council Tax Band | B
 5 week security deposit £1730
 12 Month tenancy (6 Month break clause 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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