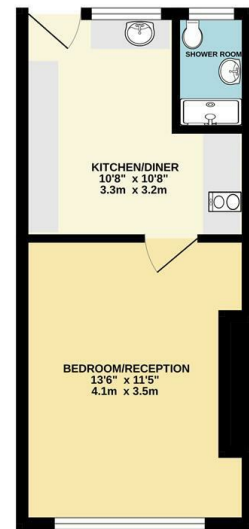




GROUND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 252 sq.ft. (23.4 sq.m.) approx.
While 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, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The actual layout and appearance of the property may vary from the floor plan and the agent's description. The agent does not warrant the accuracy of the information provided and no liability is accepted for any error, omission or misstatement.

Council: | Council Tax Band: | Floor Area: 274.00 sq ft

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Elphinstone Road, London, E17 5EX
£1,395 Per Calendar Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	70	
(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	



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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Request a Viewing: **0208 503 6060** Email: walthamstow@churchill-estates.co.uk



Now Available: Furnished/Unfurnished One Double Bedroom Apartment with All Bills Included, including WiFi (Coin-Operated Washing Machine/Dryer) as well as Private Off-street Parking

Churchill Estates proudly presents this One Double Bedroom Apartment situated within a shared house. The unit features a private shower room and kitchen equipped with its own hob, alongside access to a private rear garden. Recently refurbished, the property boasts a separate bedroom & modern kitchen.

Conveniently located near Blackhorse Road Victoria Line Station, Lloyd Park, William Morris Gallery, and the vibrant Blackhorse Beer Mile, as well as various local shops and restaurants.

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