

Available Mid June 2024 | Unfurnished | Two Bedroom Apartment | Ground Floor | Double Glazing | Security Entrance Phone | Close Proximity to Blackhorse Road Station | Modern Kitchen | Modern Bathroom | Security Entryphone System | Communal Gardens

CHURCHILL
estates



Chamberlain Place, Walthamstow, E17 6AY
£1,450 Per Calendar Month



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

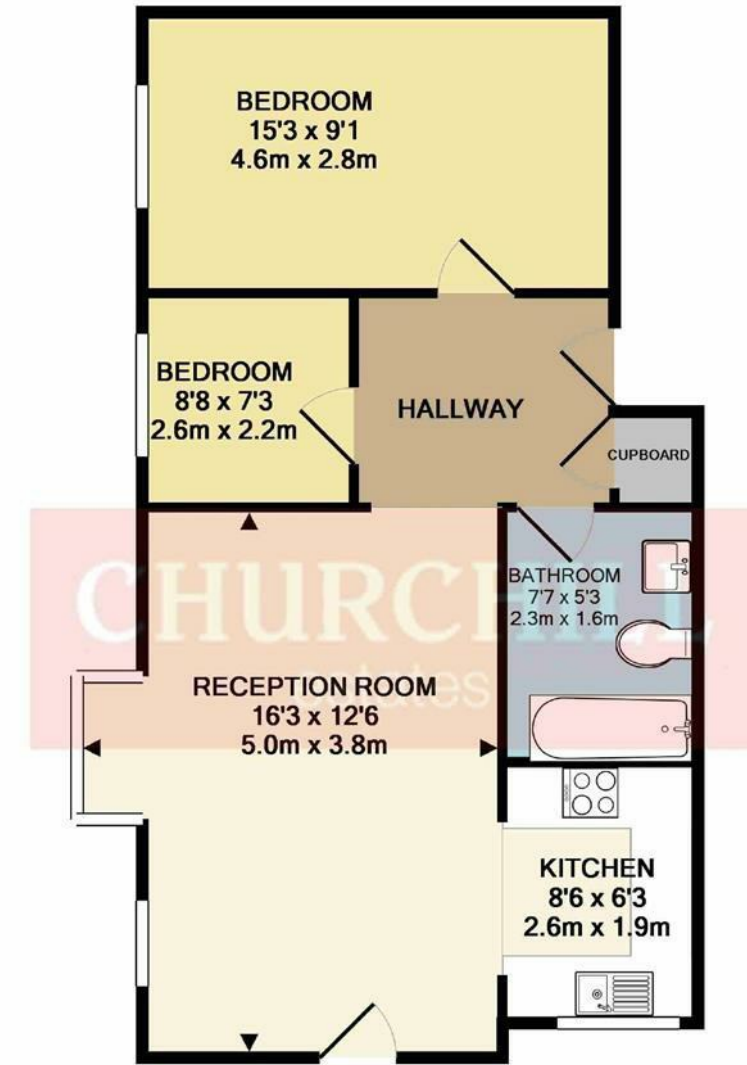


Property Description

Available Mid June 2024 - Unfurnished - Churchill Estates are pleased to offer this Two Bedroom Ground Floor Flat situated within this modern purpose-built development close to Blackhorse Road Station, Local Bus/Cycle Routes, Schools & Shops.

The property has been decorated throughout and boasts a fitted modern kitchen with appliances, fitted modern bathroom suite, 15ft master bedroom, security entryphone system, communal gardens and resident only permit car parking.

Early Viewings Advised.



TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



EPC Band | D

Council Tax Band | C

5 Week Security Deposit | £1673

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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