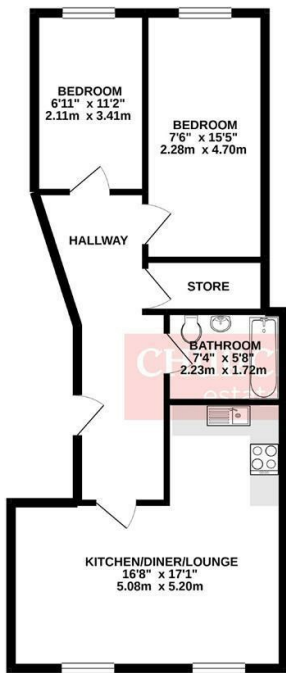




FIRST FLOOR  
591 sq. ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq. ft. (54.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given.  
Made with Mapbox (2025)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band | C  
12 Month Tenancy | 6 Month Break Clause Available  
EPC Rating | Awaiting Updated Certificate  
5 Week Security Deposit | £1730

**CHURCHILL**  
estates

To view call **0208 503 6060**  
Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

Available Mid October | Unfurnished | Completely Modernised | Two Bedroom Flat | First Floor Above Shop | Walthamstow Central Station | St James Street Station | Double Glazing | Electric Heating | Modern Kitchen

**CHURCHILL**  
estates



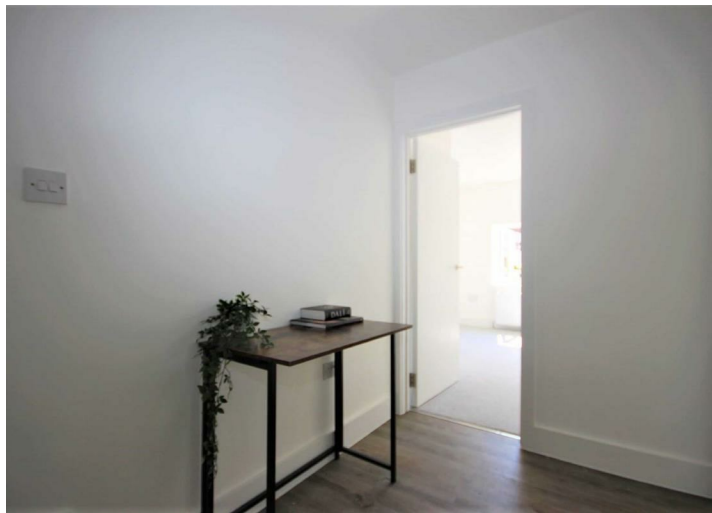
## High Street, Walthamstow, E17 7JS

£1,600 Per Calendar Month



To view call **0208 503 6060**  
Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)





Nestled in the vibrant heart of Walthamstow, this modern two-bedroom flat offers a unique living experience above a shop on the bustling High Street. Spanning an impressive 602 square feet, this first-floor residence has been completely modernised to meet contemporary living standards, making it an ideal choice for those seeking comfort and convenience.

Upon entering, you will find a spacious reception room that serves as a perfect gathering space for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern bathroom is designed with functionality in mind, ensuring a pleasant experience for daily routines.

The heart of the home is undoubtedly the stylish modern kitchen, equipped with contemporary fittings that cater to all your culinary needs. With double glazing throughout, the flat benefits from excellent insulation, ensuring a warm and quiet environment, while electric heating provides additional comfort during the cooler months.

Conveniently located, this property is just a short stroll from Walthamstow Central Station and St James Street Station, offering excellent transport links to London and beyond. The vibrant local area boasts a variety of shops, cafes, and amenities, making it a lively and desirable place to live.

Available from mid-October and offered unfurnished, this flat presents a fantastic opportunity for those looking to embrace modern living in a dynamic community. Don't miss your chance to make this delightful property your new home.

