

TOTAL FLOOR AREA: 516 sq ft (47.9 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to the precise location of any item. The agent is not responsible for any error or omission and the purchaser is advised to verify the accuracy of the floorplan with the seller.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 516.00 sq ft

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Pembar Avenue, London, E17 6HN  
£1,600 Per Month

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

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	73



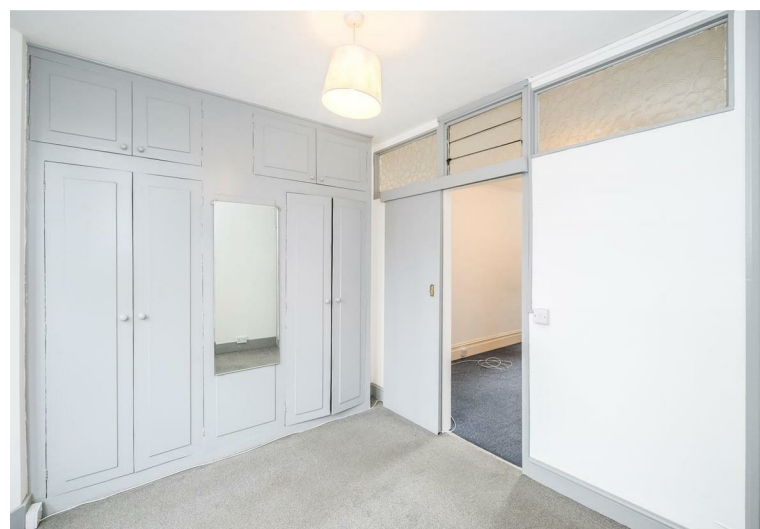
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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](mailto:walthamstow@churchill-estates.co.uk)





Available Now - Unfurnished - Presenting a charming one-bedroom ground floor flat featuring a private garden. This delightful property offers bright, spacious rooms and a large kitchen.

Ideally located within a short walk to Blackhorse Road station, this flat provides excellent connectivity to central London and surrounding areas. The neighbourhood boasts a vibrant community with a variety of local amenities. Enjoy the nearby parks and green spaces, perfect for leisurely strolls and outdoor activities. The area is rich in cultural diversity, with a selection of cafes, restaurants, and shops to explore.

Additionally, Blackhorse Road is part of the up-and-coming Walthamstow area, known for its creative vibe and numerous art studios. The renowned Walthamstow Wetlands, one of Europe's largest urban nature reserves, is also close by, offering beautiful scenery and wildlife.

Don't miss out—call now to arrange a viewing

