GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

KITCHEN
10'4" x 10'0"
3.1m x 3.0m

BATHROOM
6'6" x 5'6"
2.0m x 1.7m

ENTRANCE HALL

RECEPTION
14'1" x 9'8"
4.3m x 3.0m

WARDROBE

BEDROOM
10'6" x 10'0"
3.2m x 3.0m

TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

CHURCHILL estates

CHURCHILL estates

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

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

Request a Viewing: **0208 503 6060**   Email: **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.
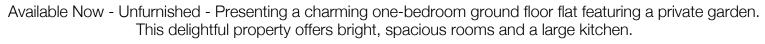
Ideally located within a short walk to Blackhorse Road station, this flat provides excellent connectivity to central London and surrounding areas. The neighbourhood boasts a vibrant community with a variety of local amenities. Enjoy the nearby parks and green spaces, perfect for leisurely strolls and 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