



GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 402 SQ.FT. (37.4 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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Council: | Council Tax Band: B | Floor Area: sq ft



**CHURCHILL**  
estates

Church Hill, Walthamstow, E17 3AB  
£1,250 Per Calendar Month

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



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

**CHURCHILL**  
estates

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         | 79      | 79        |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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.



Available Early to Mid-July - Unfurnished - Churchill Estates is delighted to present this recently built, one-bedroom ground floor apartment with a private courtyard. Located centrally in Walthamstow, this property offers easy access to Walthamstow Central Station, the local market, the village, Lloyd Park, and nearby bus and cycle routes.

Walthamstow is a vibrant and diverse area known for its lively atmosphere and strong community spirit. The area boasts a range of amenities, including Walthamstow Market, which is the longest outdoor market in Europe, offering a variety of fresh produce, street food, and unique finds. The charming Walthamstow Village is home to independent shops, cafes, and pubs, perfect for a leisurely day out.

Lloyd Park provides a green oasis with beautifully landscaped gardens, sports facilities, and the William Morris Gallery, celebrating the life and work of the famous designer. Excellent transport links make commuting a breeze, with Walthamstow Central Station providing quick connections to central London and beyond.

The apartment itself features a double bedroom, a modern fitted shower suite, and a contemporary kitchen with appliances open to the living area. Additional amenities include a security entryphone system, recently installed double glazing, and electric central heating. Early viewings are highly recommended.

