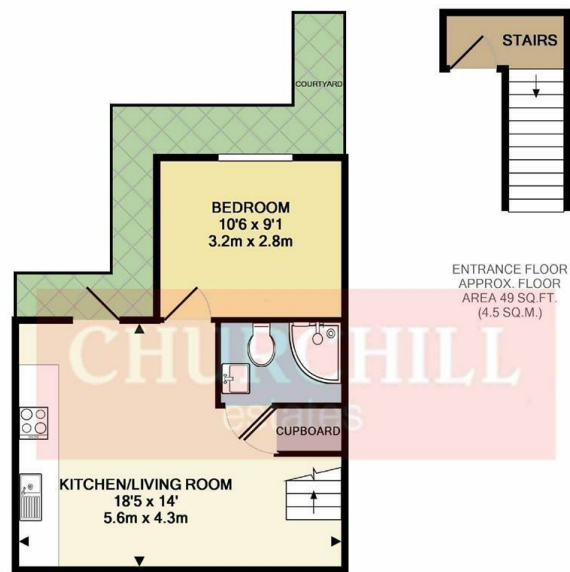




GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 402 SQ.FT. (37.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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  
Made with Metropix ©2018

Council: Waltham Forest | Council Tax Band: B | Floor Area: 312.00 sq ft

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 79        |
| (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.

**CHURCHILL**  
estates



**CHURCHILL**  
estates

Church Hill, Walthamstow, E17 3AB  
£1,350 Per Calendar Month

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled in the vibrant area of Church Hill, Walthamstow, E17, this charming ground floor flat conversion offers a delightful living experience. Available from mid-January 2026, this unfurnished one-bedroom apartment is perfect for those seeking a contemporary lifestyle in a bustling location.

Upon entering, you will find a spacious reception room that seamlessly connects to a modern kitchen, equipped with essential appliances. This open-plan design creates an inviting atmosphere, ideal for both relaxation and entertaining. The property boasts a well-appointed double bedroom, providing a comfortable retreat at the end of the day.

One of the standout features of this flat is the private courtyard, offering a serene outdoor space to enjoy fresh air and sunshine. The property is secured with an entryphone system, ensuring peace of mind for residents. Additionally, the double glazing throughout the flat enhances energy efficiency and contributes to a quiet living environment.

The modern shower suite is designed with contemporary finishes, providing a stylish and functional space for your daily routines. Located in the heart of Walthamstow, you will benefit from excellent transport links and a variety of local amenities, making this property an ideal choice for those who appreciate convenience and community.

This flat is a wonderful opportunity for anyone looking to settle in a lively area while enjoying the comforts of modern living. Do not miss the chance to make this lovely apartment your new home.

