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TOTAL FLOOR AREA: 628 sq. ft. (58.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurement of areas, volumes, contents and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should not be used for any other purpose without the prior written consent of the agent. The agent is not liable for any errors or omissions in this document.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 602.00 sq ft



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Elmsdale Road, Walthamstow, E17 6PN
 £1,750 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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

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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	64	75



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.



Nestled on Elmsdale Road in the charming area of Walthamstow, this delightful Victorian conversion flat is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a stylish bathroom, this property offers a comfortable and homely living space.

One of the standout features of this property is the private section of rear garden, perfect for enjoying a morning coffee or hosting intimate gatherings with friends and family. The convenience of being situated in Central Walthamstow means you are just a stone's throw away from local bus routes, shopping amenities, and the bustling Walthamstow Central Station.

With double glazing and gas central heating adding to the comfort of this home, it's clear that no detail has been overlooked in ensuring a cosy and inviting atmosphere. Available from mid-July 2024 and offered unfurnished, this property is a blank canvas waiting for your personal touch to transform it into your dream home.

Don't miss the opportunity to make this charming Victorian conversion flat your own. Contact Churchill Estates today to arrange a viewing and take the first step towards calling this lovely property your new home.