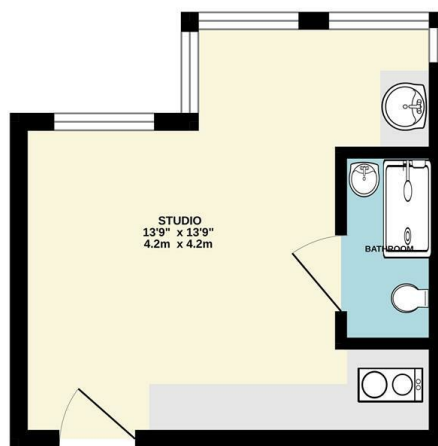


GROUND FLOOR  
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA: 171 sq.ft. (15.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The agent is not responsible for any errors or omissions in this advertisement or for any loss or damage in any way caused by reliance on the information provided. The agent is not responsible for any errors or omissions in this advertisement or for any loss or damage in any way caused by reliance on the information provided.

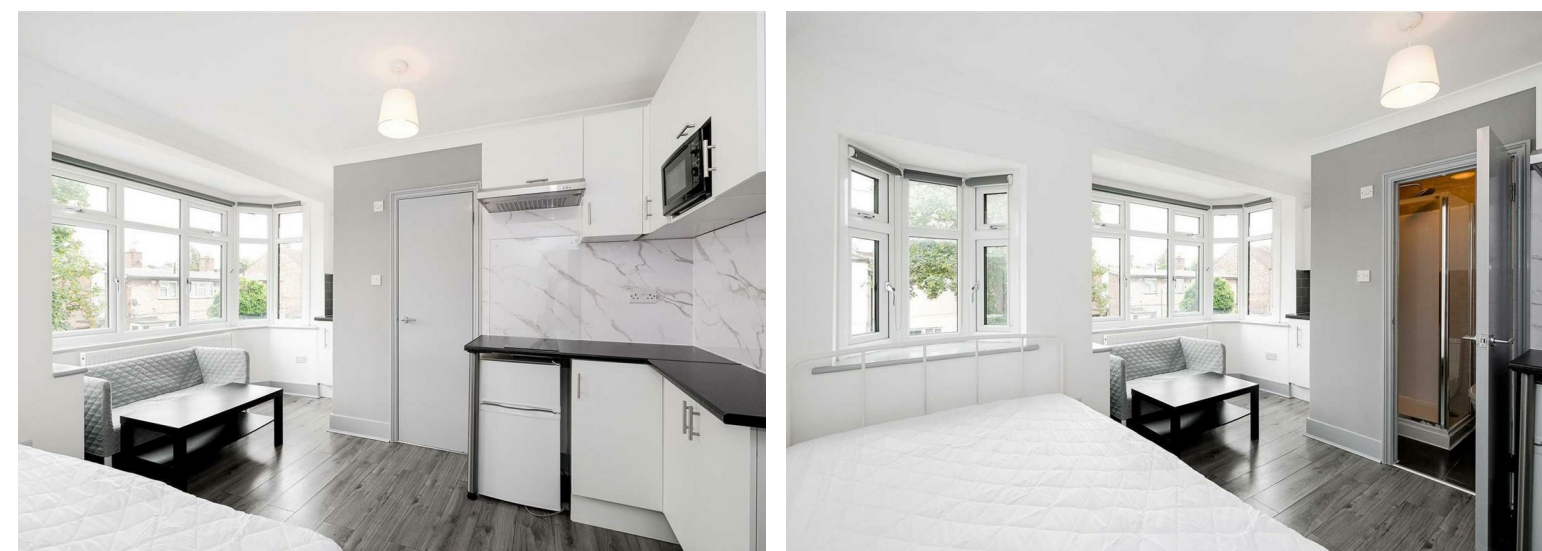
Council: Waltham Forest | Council Tax Band: | Floor Area: sq ft



**CHURCHILL**  
estates

Goldsmith Road, London, E10 5HA  
£1,125 Per Calendar Month

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



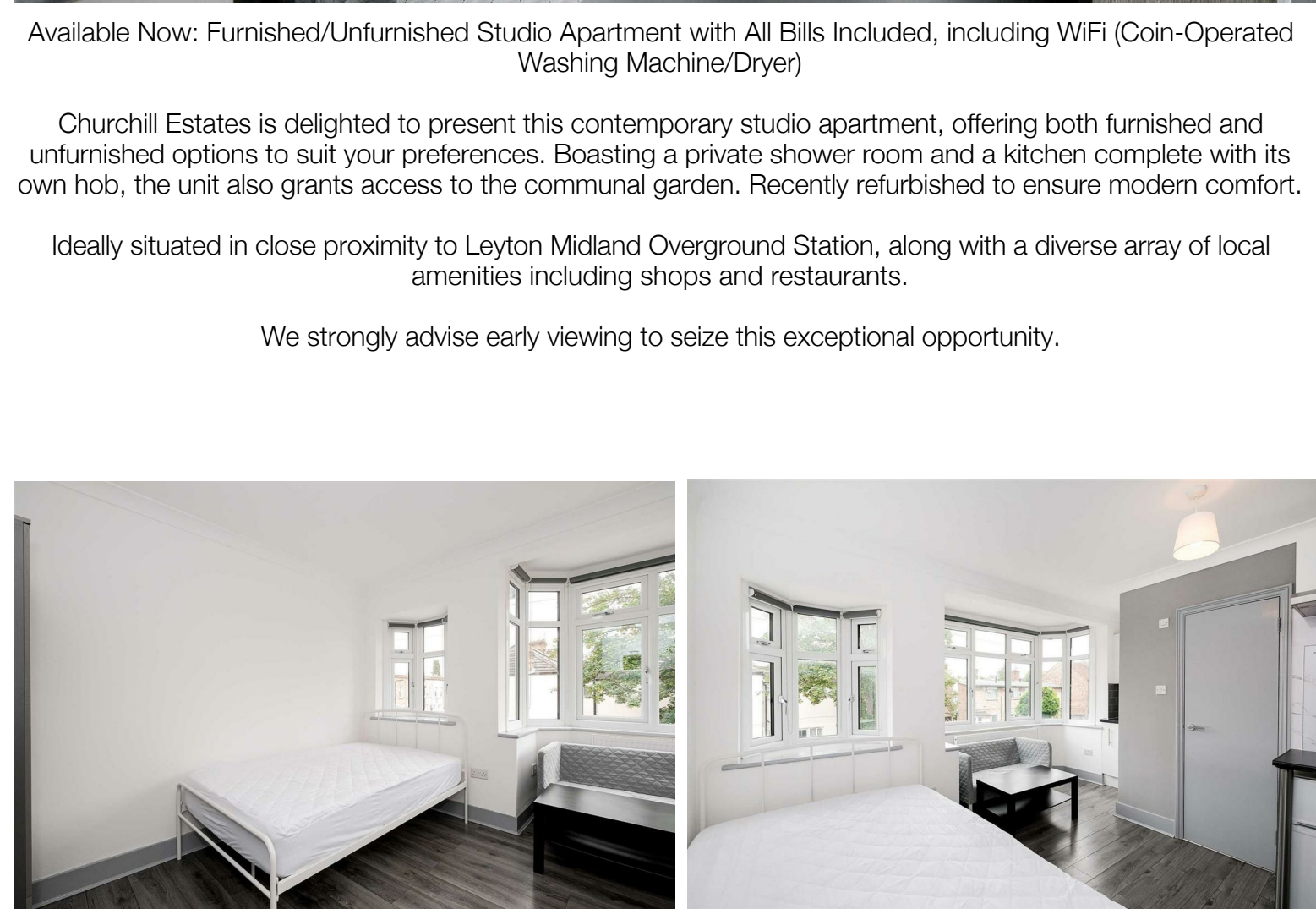
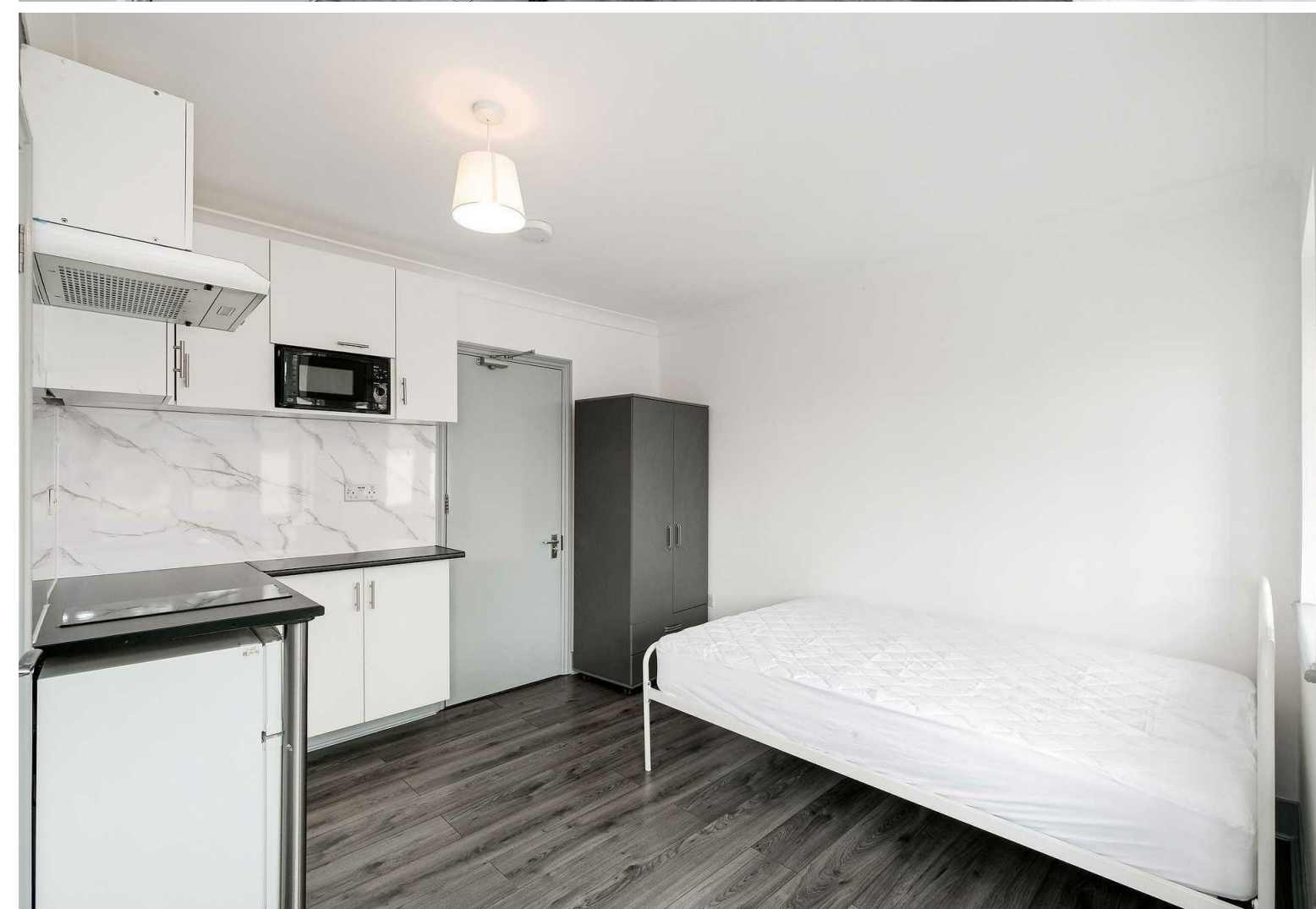
Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**

**CHURCHILL**  
estates

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (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 Now: Furnished/Unfurnished Studio Apartment with All Bills Included, including WiFi (Coin-Operated Washing Machine/Dryer)

Churchill Estates is delighted to present this contemporary studio apartment, offering both furnished and unfurnished options to suit your preferences. Boasting a private shower room and a kitchen complete with its own hob, the unit also grants access to the communal garden. Recently refurbished to ensure modern comfort.

Ideally situated in close proximity to Leyton Midland Overground Station, along with a diverse array of local amenities including shops and restaurants.

We strongly advise early viewing to seize this exceptional opportunity.