

TOTAL FLOOR AREA - 497 sq ft (46.1 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the floor area, the measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The actual layout, contents and appearance may vary from the information provided and no guarantee is given.  
 Made with MyHome Planner

Council: Waltham Forest | Council Tax Band: B | Floor Area: 581.00 sq ft

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Winchester Road, London, E4 9JP  
 £1,550 Per Calendar Month

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

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		63	73
EU Directive 2002/91/EC			

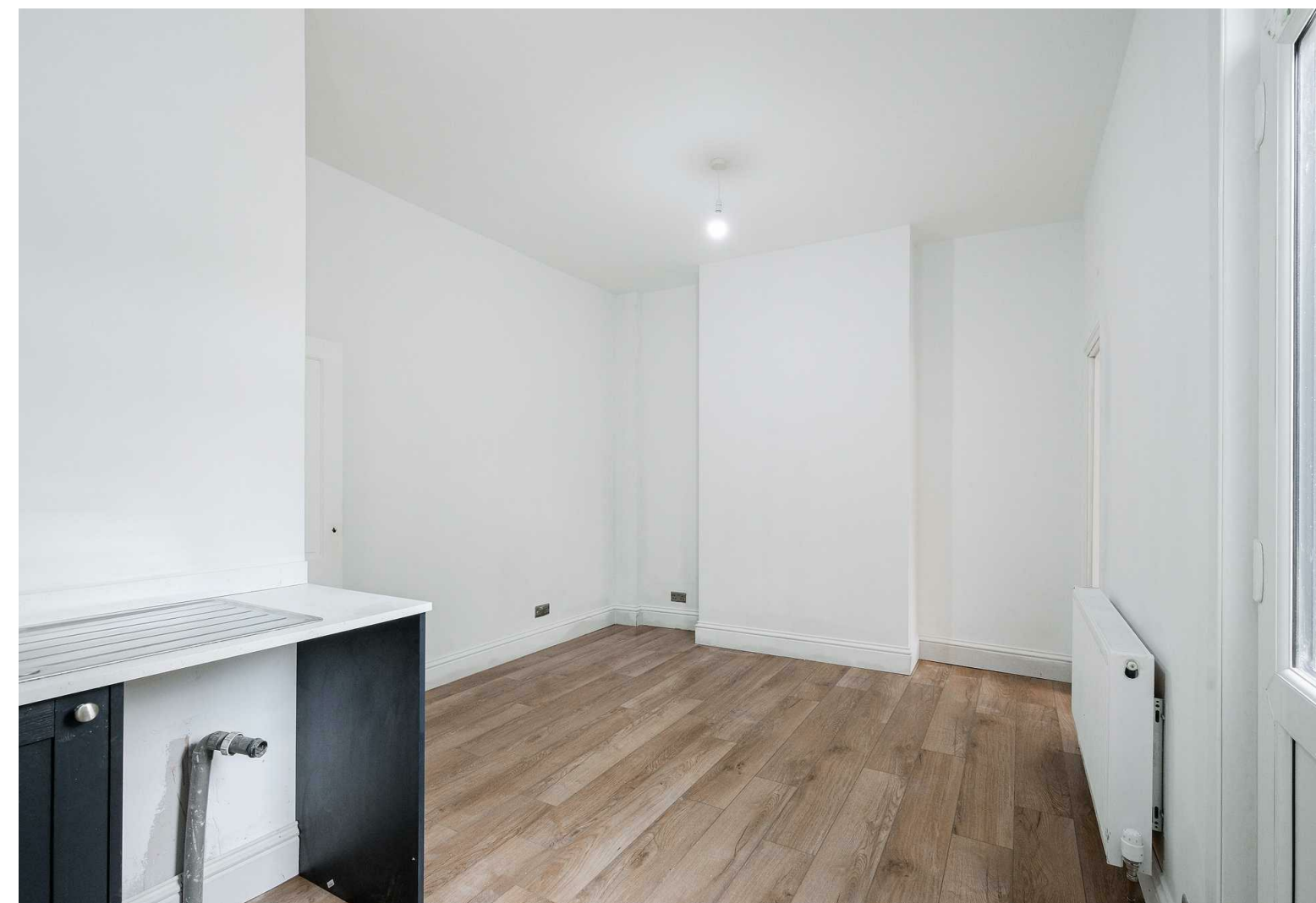


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



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Request a Viewing: **0208 503 6060** Email: [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



Available NOW - Unfurnished - Welcome to your dream home in Highams Park! This immaculate two-bedroom flat on Winchester Road has been refurbished to the highest standards, offering modern living in a prime location. The flat features a contemporary design with sleek finishes, high-quality materials, freshly painted walls, and brand-new flooring, creating a bright and welcoming atmosphere. The spacious open-plan living area is perfect for relaxation and entertaining. The state-of-the-art kitchen boasts brand-new appliances, stylish cabinetry, and elegant countertops. Both bedrooms are generously sized with ample storage, and the master bedroom includes a fitted storage. The luxurious bathroom is equipped with modern fixtures, a sleek vanity unit, a powerful shower for ultimate relaxation. Enjoy a lovely outdoor space on your private garden, perfect for your morning coffee or evening unwind. Situated in a prime location close to Highams Park Station, this flat offers excellent transport links to Central London and is near local amenities, including shops, restaurants, and parks. Upgraded with energy-efficient windows and heating systems, this flat ensures comfort while keeping utility costs low. Perfect for professionals, couples, or small families seeking a stylish and comfortable home. Contact us today to arrange a viewing and experience this exceptional property.

