

TOTAL APPROX. FLOOR AREA 291 SQ.FT. (27.0 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: Waltham Forest | Council Tax Band: A | Floor Area: 290.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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		



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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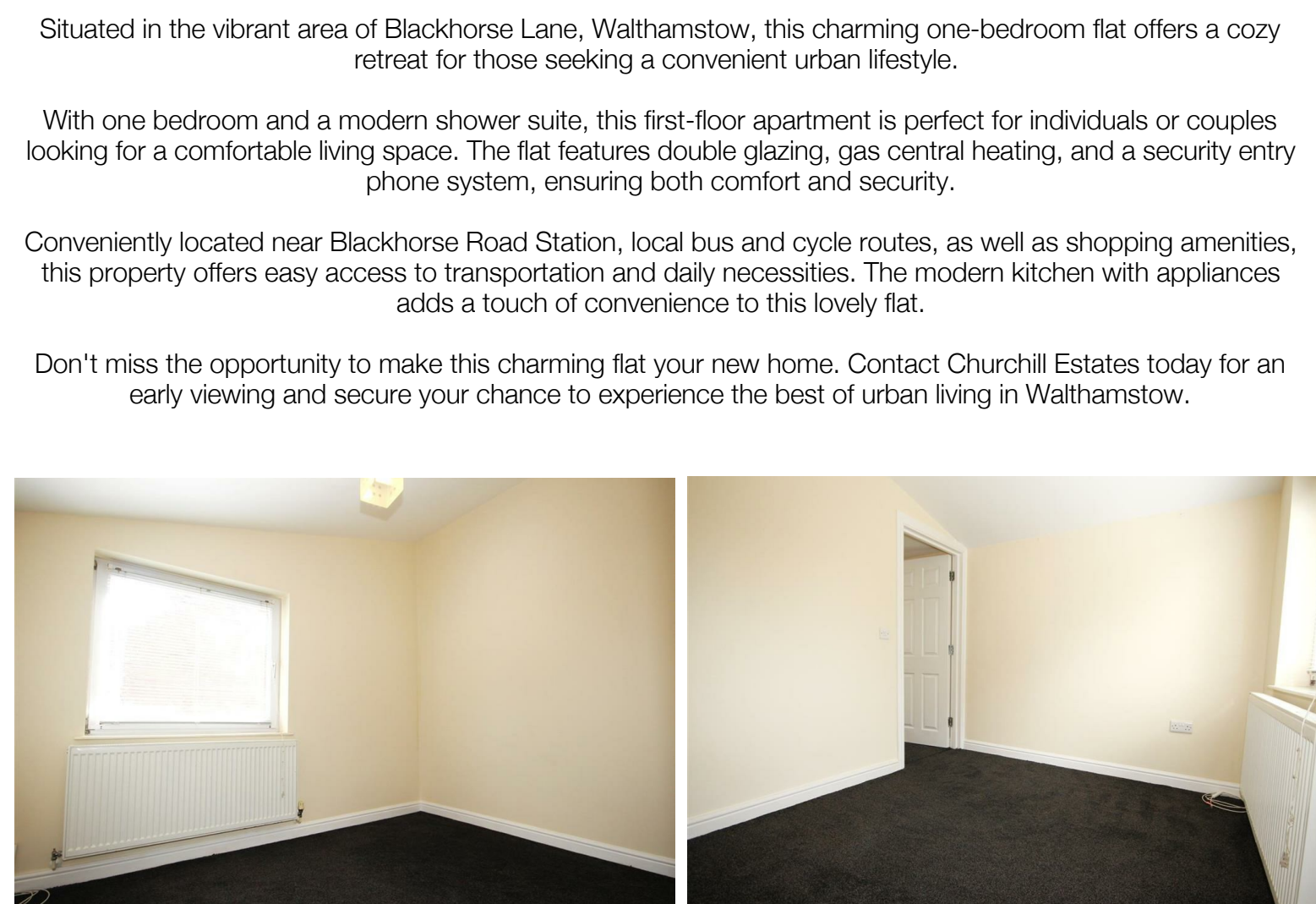
268 Blackhorse Lane, Walthamstow, E17 6AD
 £1,300 Per Calendar Month

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



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



Situated in the vibrant area of Blackhorse Lane, Walthamstow, this charming one-bedroom flat offers a cozy retreat for those seeking a convenient urban lifestyle.

With one bedroom and a modern shower suite, this first-floor apartment is perfect for individuals or couples looking for a comfortable living space. The flat features double glazing, gas central heating, and a security entry phone system, ensuring both comfort and security.

Conveniently located near Blackhorse Road Station, local bus and cycle routes, as well as shopping amenities, this property offers easy access to transportation and daily necessities. The modern kitchen with appliances adds a touch of convenience to this lovely flat.

Don't miss the opportunity to make this charming flat your new home. Contact Churchill Estates today for an early viewing and secure your chance to experience the best of urban living in Walthamstow.