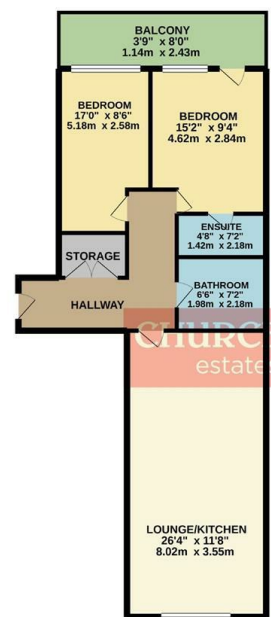


GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan and basic measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information purposes only and should be used as a guide only. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 796.00 sq ft



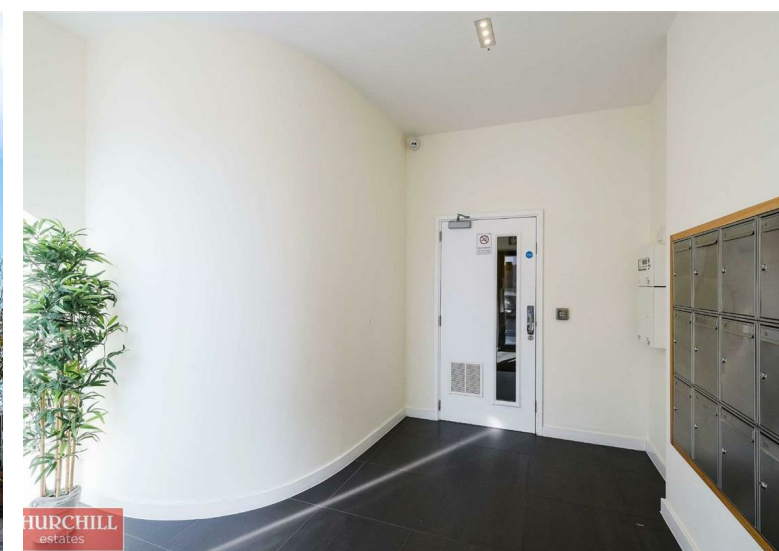
Grant House, Walthamstow, E17 7FB
£1,950 Per Calendar Month

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

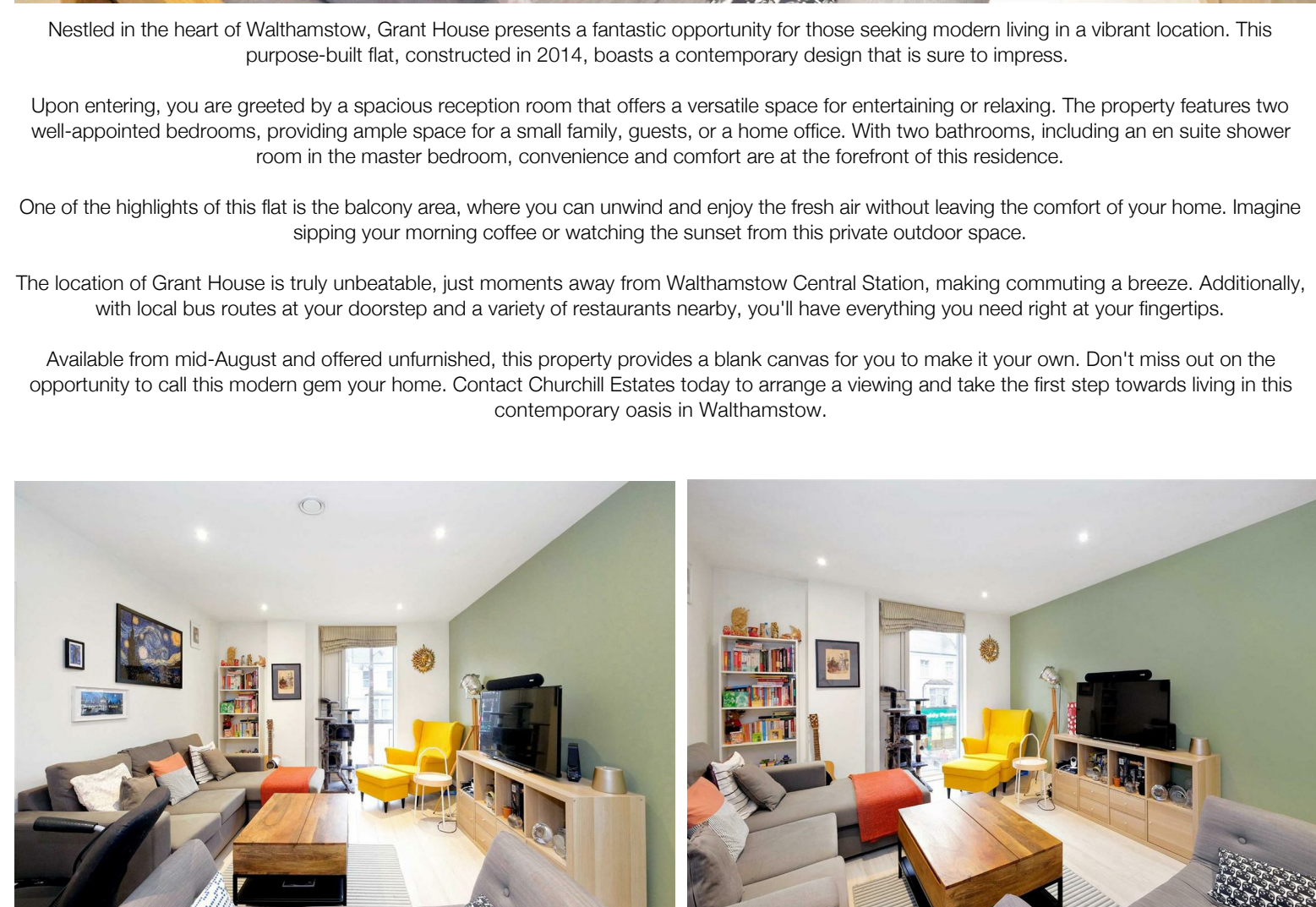
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



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



Nestled in the heart of Walthamstow, Grant House presents a fantastic opportunity for those seeking modern living in a vibrant location. This purpose-built flat, constructed in 2014, boasts a contemporary design that is sure to impress.

Upon entering, you are greeted by a spacious reception room that offers a versatile space for entertaining or relaxing. The property features two well-appointed bedrooms, providing ample space for a small family, guests, or a home office. With two bathrooms, including an en suite shower room in the master bedroom, convenience and comfort are at the forefront of this residence.

One of the highlights of this flat is the balcony area, where you can unwind and enjoy the fresh air without leaving the comfort of your home. Imagine sipping your morning coffee or watching the sunset from this private outdoor space.

The location of Grant House is truly unbeatable, just moments away from Walthamstow Central Station, making commuting a breeze. Additionally, with local bus routes at your doorstep and a variety of restaurants nearby, you'll have everything you need right at your fingertips.

Available from mid-August and offered unfurnished, this property provides a blank canvas for you to make it your own. Don't miss out on the opportunity to call this modern gem your home. Contact Churchill Estates today to arrange a viewing and take the first step towards living in this contemporary oasis in Walthamstow.