

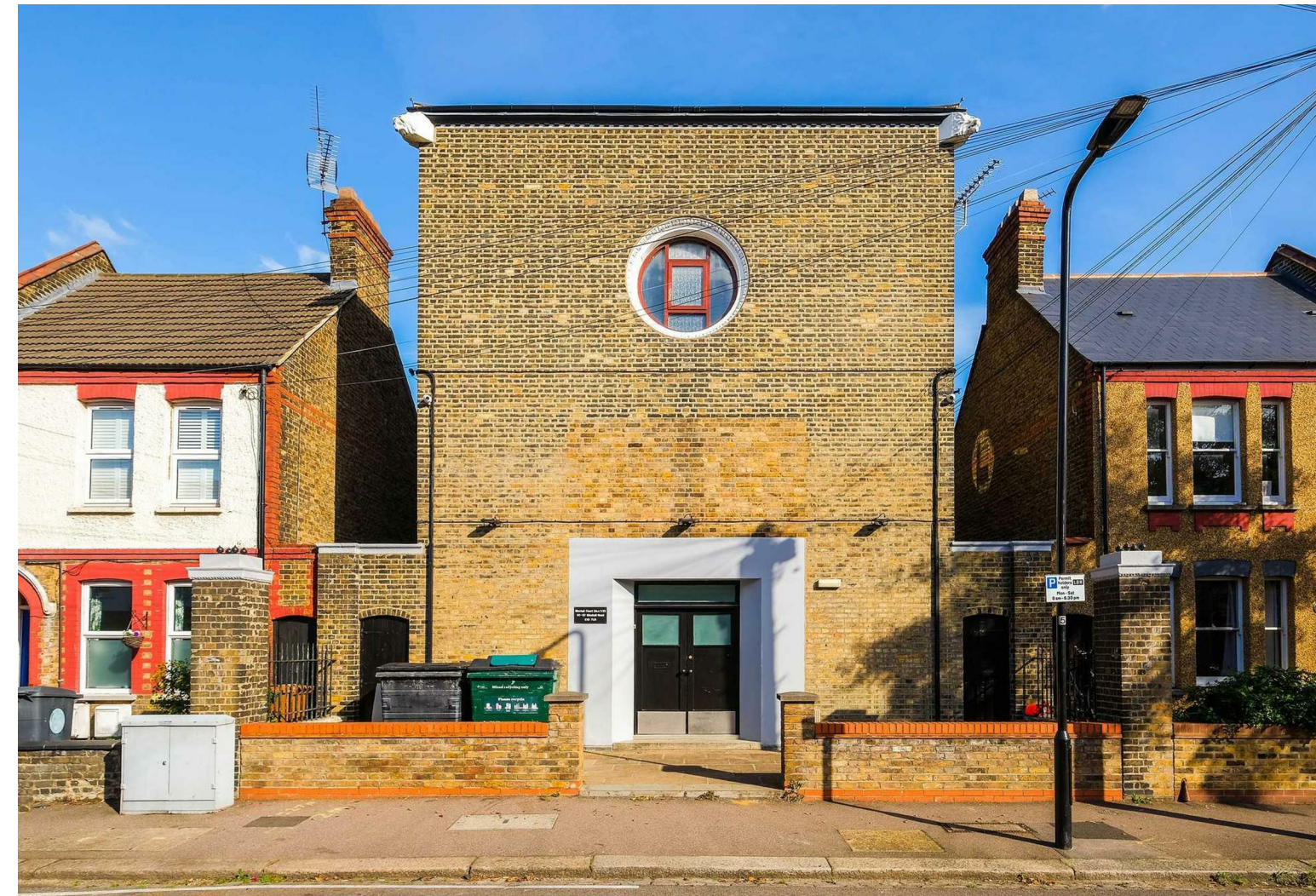


FIRST FLOOR  
119 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA: 119 sq.ft. (11.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors, stairs 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 not be used as such by any prospective purchaser. The tenant, landlord and agent are not liable for any error or omission and no guarantee is given as to their accuracy or efficiency can be given.  
Marked with reference C1024

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



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Bloxhall Road, London, E10 7LR  
£800 Per Month

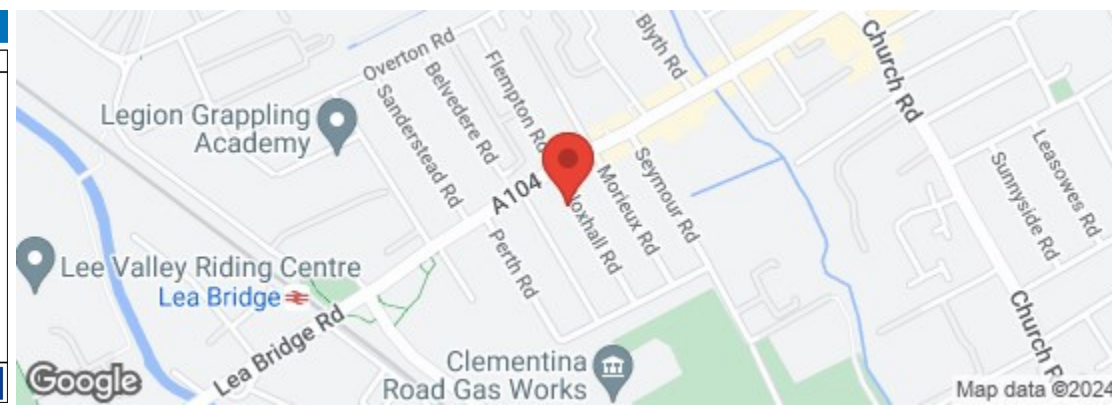
Bedrooms: 1 | Reception Rooms: 0 | Bathrooms: 0



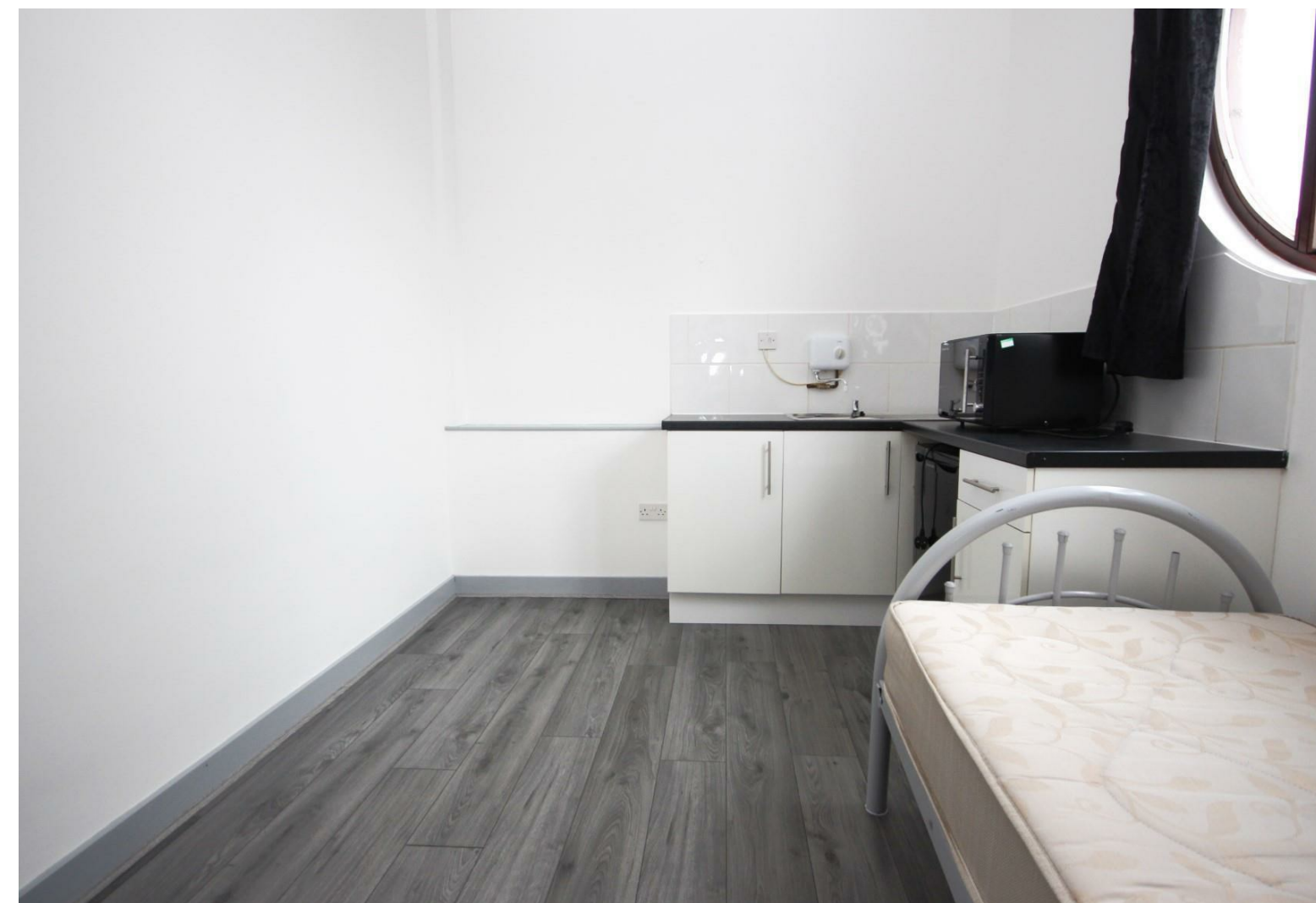
Request a Viewing: **0208 503 6060** Email: [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

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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 |           |



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 in the heart of Bloxhall Road, London, this charming bedsit is a true gem waiting to be discovered. Boasting a single cosy bedroom, this property has recently undergone a stunning renovation, featuring brand new double glazing and sleek flooring that adds a touch of modern elegance.

Situated in a prime location, this bedsit offers convenience and comfort for those seeking a peaceful retreat in the bustling city of London. Whether you're a young professional looking for your own space or a student in need of a quiet study environment, this property is sure to meet your needs.

With its proximity to local amenities and excellent transport links, you'll have everything you need right at your doorstep. Imagine starting your day with a leisurely stroll to a nearby cafe for a cup of freshly brewed coffee, or exploring the vibrant neighbourhood filled with shops and restaurants.

Don't miss the opportunity to make this bedsit your own and experience the best of London living. Contact us today to arrange a viewing and take the first step towards calling this charming property your new home.

