



TOTAL FLOOR AREA: 839 sq ft. (77.9 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, the agent does not accept any responsibility for any errors or omissions in the plan. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent does not accept any responsibility for any errors or omissions in the plan. The agent does not accept any responsibility for any errors or omissions in the plan.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 839.00 sq ft



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Melbourne Road, Walthamstow, E17 6LR
 £2,150 Per Calendar Month

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



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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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.



Available Early September - Part Furnished / Unfurnished - This beautifully presented 2-bedroom terraced house is located in a quiet residential area, being just a short walk of both Blackhorse Road Victoria Line Station as well as St James Street (London) Rail Station. The ground floor features two inviting reception rooms and a modern, fully-fitted kitchen. On the first floor, you will find two generous double bedrooms and an elegant white four-piece bathroom suite. The property boasts charming period features, stylish exposed floorboards, a lovely rear garden, efficient gas central heating, and double glazing throughout. Don't miss this opportunity to make this delightful house your new home. Contact us today to schedule a viewing!

