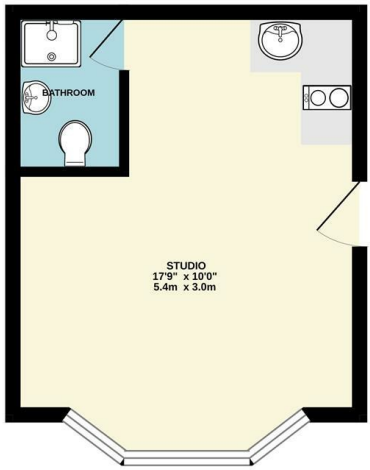


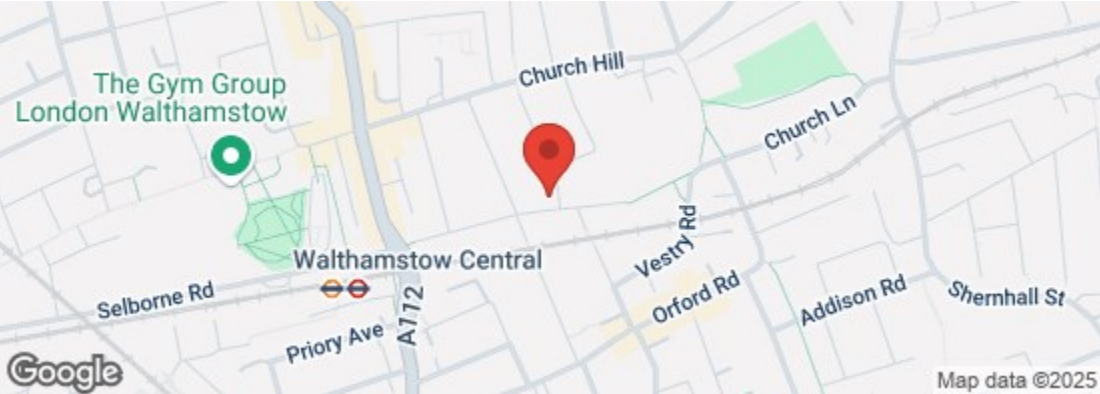
GROUND FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA - 239 sq.ft. (22.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, volumes, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and equipment shown here are not guaranteed and no guarantee is made with respect to them.

Council: | Council Tax Band: | Floor Area: 174.00 sq ft

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.

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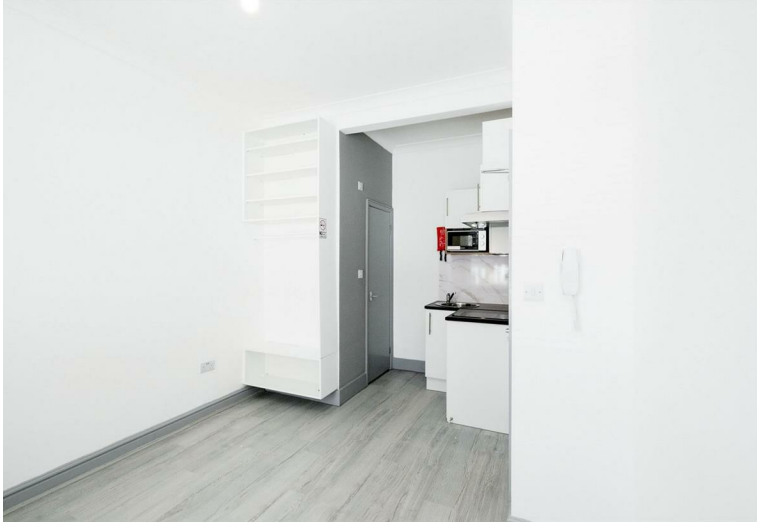
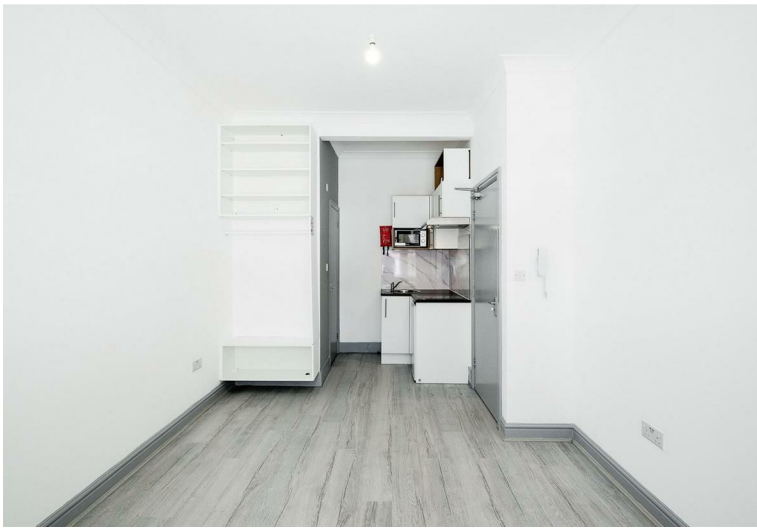
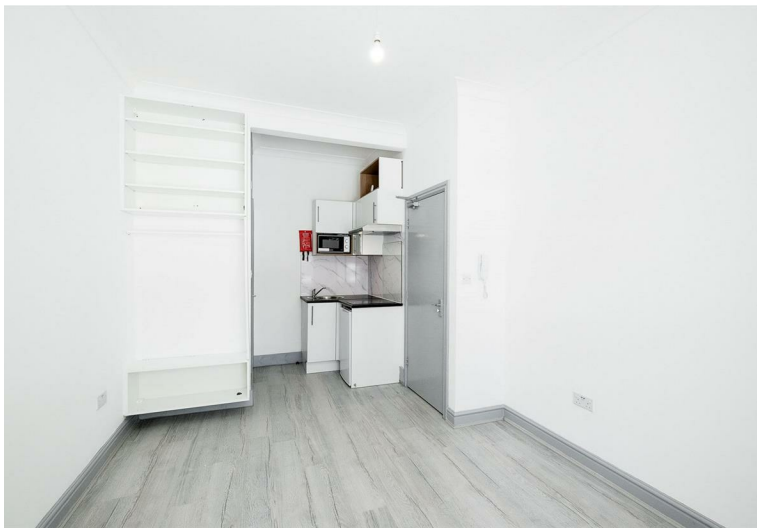
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Folkestone Road, London, E17 9SD
£1,095 Per Calendar Month

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



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



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The spacious studio provides a peaceful retreat with sleek wooden flooring. The contemporary bathroom features elegant fixtures. With excellent transport links to central London and the unique shops and cafes of Walthamstow Village just a short walk away, this flat offers the perfect blend of convenience and modern living.

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