

TOTAL FLOOR AREA: 531 sq ft (49.4 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, contents and equipment shown here are not intended as a guarantee. All in their own specialty in efficiency can be given. Map data ©2024

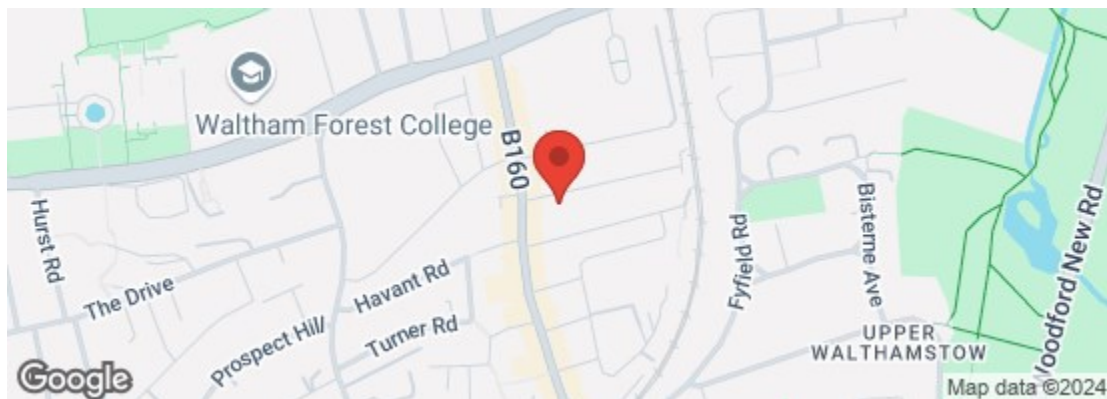
Council: Waltham Forest | Council Tax Band: B | Floor Area: 538.00 sq ft

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Woodlands Road, London, E17 3LE
£1,395 Per Calendar Month

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

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		63	74
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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Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**



Available Now | Unfurnished | Churchill Estates are delighted to offer this recently decorated, first floor victorian conversion flat which is situated on the sought-after Woodlands Road, Walthamstow. Perfectly located for commuters, the property offers easy access to Wood Street Station (Overground) and Walthamstow Central (Victoria Line), providing excellent transport links into Central London and beyond.

The flat features a bright and spacious living area with large windows that allow for plenty of natural light. The separate kitchen has been modernized and is well-sized, offering ample space for cooking and dining. The bathroom has also been recently refurbished, with contemporary fixtures and a fresh, clean design.

Additional benefits include close proximity to the trendy and popular Walthamstow Village, offering a variety of restaurants, cafés, and independent shops, as well as nearby parks and green spaces for outdoor relaxation.

Ideal for professionals or couples, this property offers a blend of modern living with excellent access to local amenities and transport connections. Early Viewings Advised

