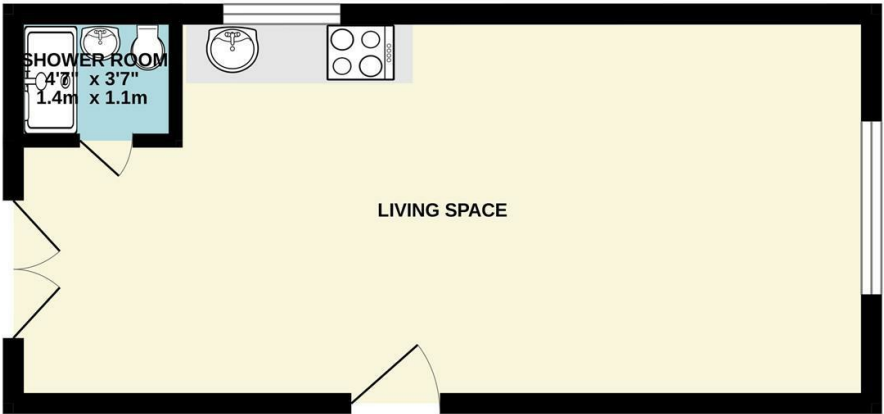




FIRST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 264 sq.ft. (24.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	



EPC rating | C
Council Tax Included
5 Week security deposit | £1494.00
12 month tenancy with 6 month break clause

CHURCHILL
estates

To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk

Available Mid December | Furnished/Unfurnished | Recently Decorated |
Studio Apartment | Private Shower Room | Private Kitchen | Double Glazing |
Gas Central Heating | All Bills Included | Washing Machine Coin Operated

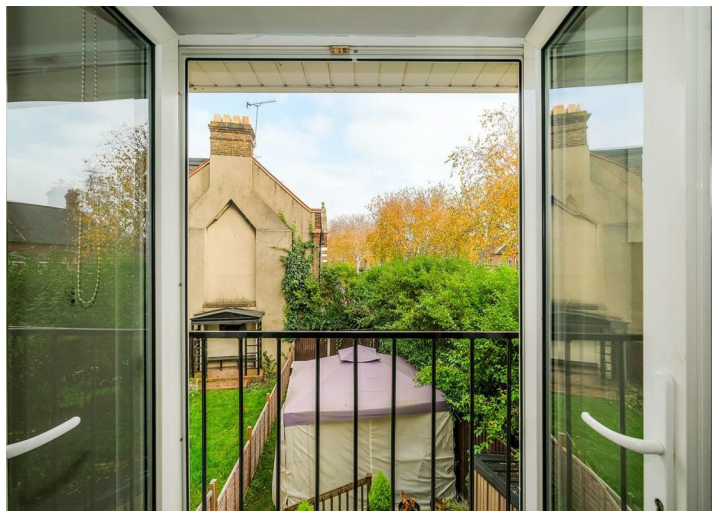
CHURCHILL
estates



2 Elphinstone Road, Walthamstow, E17
£1,275 Per Month



To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk



Available Mid December: Furnished/Unfurnished Studio Apartment with All Bills Included, including WiFi (Coin-Operated Washing Machine/Dryer)

Churchill Estates is pleased to offer this self-contained studio apartment. The unit features a private shower room and kitchen equipped with its own hob. Recently refurbished, the property boasts a separate bedroom/living area.

Conveniently located near Blackhorse Road Victoria Line Station, Lloyd Park, William Morris Gallery, and the vibrant Blackhorse Beer Mile, as well as various local shops and restaurants.

Early viewing is recommended to secure this opportunity.