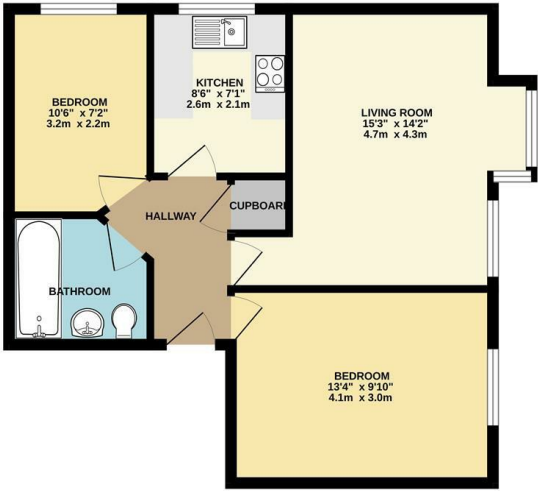




1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



HALLINGBURY COURT, FOREST ROAD, WALTHAMSTOW, E17 3EE
TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing description, measurements, it should be noted that they are for guidance only and should not be used as a basis for any legal proceedings. The purchaser, vendor and agent shall be deemed to have accepted the accuracy of the foregoing description as to their respective obligations under the terms of the contract.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 559.00 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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Forest Road, Walthamstow, E17 3EE
£1,600 Per Month

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



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



Nestled in the vibrant area of Walthamstow, this delightful first-floor flat on Forest Road offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for professionals, couples, or small families seeking a welcoming home in a lively neighbourhood.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a modern kitchen equipped with contemporary fittings, making meal preparation a pleasure. The bathroom is equally modern, designed to offer both style and functionality.

This unfurnished flat allows you the freedom to personalise your living space to reflect your own taste and style. The property benefits from double glazing, ensuring a peaceful environment while also enhancing energy efficiency. Electric heating throughout the flat provides warmth and comfort during the cooler months.

Residents will appreciate the convenience of residential parking, making it easy to come and go as you please. Additionally, the communal gardens offer a lovely outdoor space to unwind, perfect for enjoying a sunny day or a leisurely stroll.

Available now, this flat presents an excellent opportunity to secure a home in one of London's most dynamic areas. With its modern amenities and prime location, this property is not to be missed. Come and experience the charm of Walthamstow living for yourself.

