GROUND FLOOR
406 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

BATHROOM
9'10" x 8'3"
3.0m x 2.5m

LOBBY

KITCHEN
12'8" x 8'4"
3.9m x 2.5m

CUPBOARD

HALLWAY

RECEPTION
11'1" x 7'9"
3.4m x 2.4m

UP

RECEPTION
12'9" x 10'8"
3.9m x 3.3m

BEDROOM
9'10" x 8'4"
3.0m x 2.5m

LANDING
DOWN

BEDROOM
11'1" x 8'3"
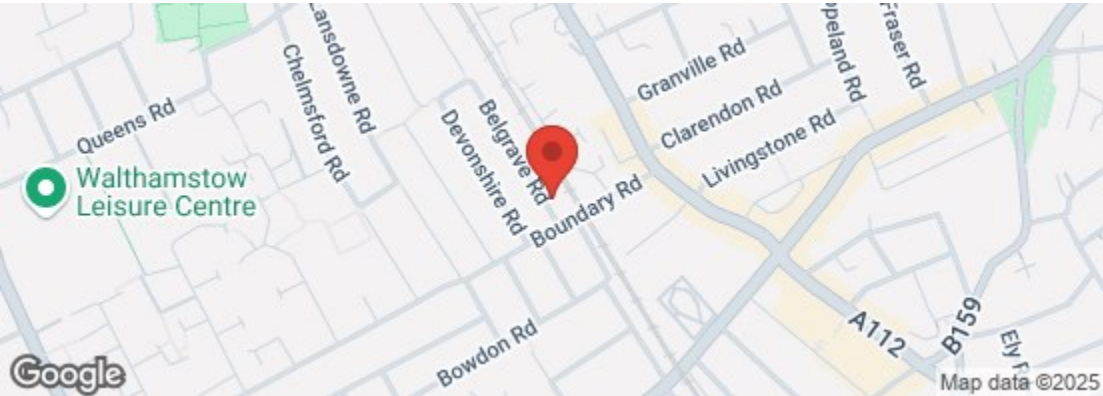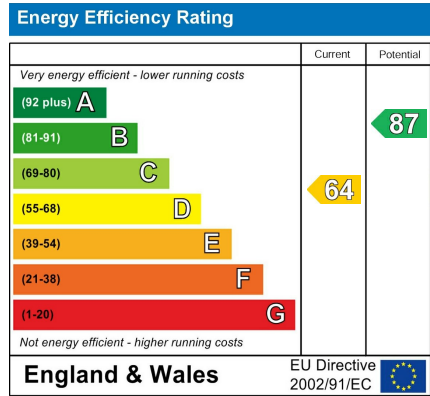3.4m x 2.5m

BEDROOM
14'3" x 12'9"
4.3m x 3.9m

TOTAL FLOOR AREA : 907 sq.ft. (84.2 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.
Made with Metropix ©2025

Council: Waltham Forest | Council Tax Band: C | Floor Area: 907.00 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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
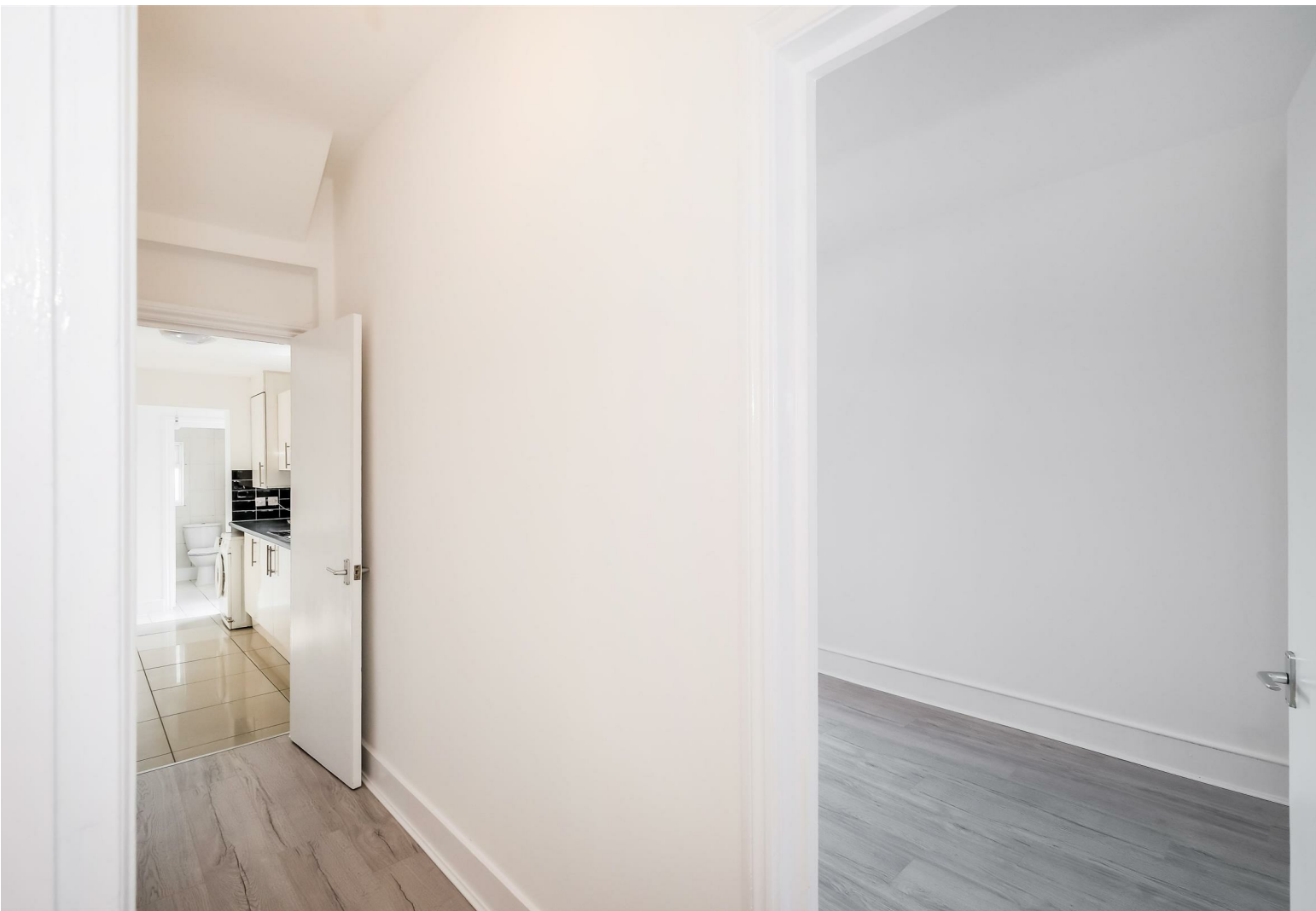solicitors.

CHURCHILL estates

CHURCHILL estates

Belgrave Road, Walthamstow, E17 8QF
£2,395 Per Calendar Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

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

Available Now - Unfurnished - Churchill Estates are pleased to offer this modern Three Bedroom & Two Reception Victorian Terrace House located conveniently for access to Walthamstow Central, Queens Road & St James Street Stations whilst also accessible to Walthamstow Village, Local Shops and Schools.

Internally the property has been recently decorated throughout to a high standard boasts a modern kitchen, modern bathroom suite, double glazing & gas central heating. The property further features a private 40ft rear garden.

Early Viewings Advised.

Please note that this property does not have a HMO licence. It is suitable for families or a maximum of two individual sharers only.