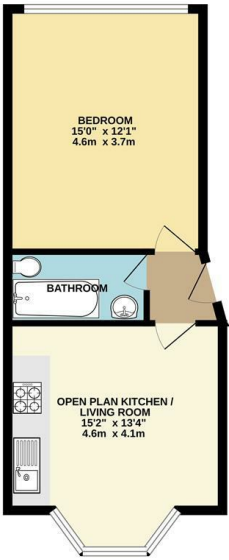


GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 408 sq.ft. (37.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, counts 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, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 5.0.0.0

Council: Waltham Forest | Council Tax Band: B | Floor Area: 408.00 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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North Birkbeck Road, Leytonstone, E11 4JG
£1,495 Per Calendar Month

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



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



Available Mid June 2025 | Unfurnished

Churchill Estates are delighted to present this beautifully maintained one bedroom first-floor flat, ideally located just a short walk from Leyton Central Line Station.

Finished to an excellent standard throughout after having been fully refurnished, the property features a stylish open-plan kitchen and living area, a contemporary bathroom suite, and spacious bedroom. Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round.

Early viewing is highly recommended.

