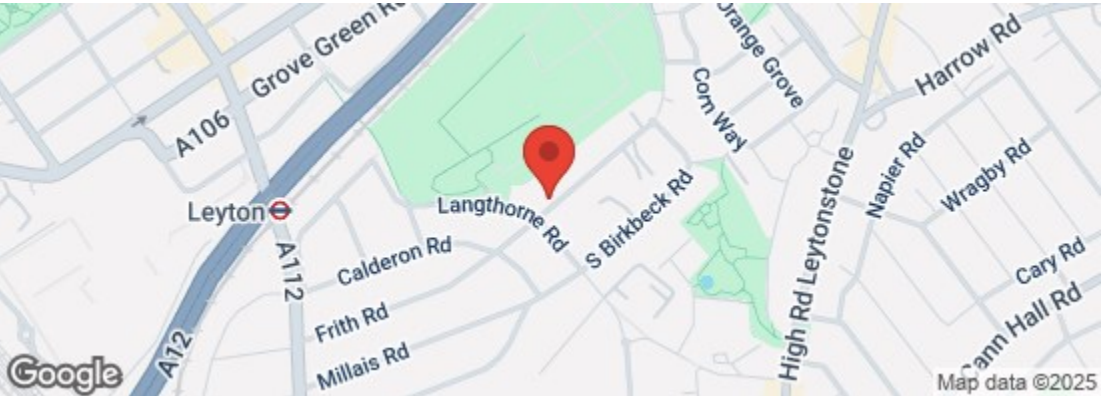


TOTAL FLOOR AREA: 424 sq.ft. (39.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the figures and measurements shown on the plan and to verify the accuracy of the figures and measurements shown on the plan and to verify the accuracy of the figures and measurements shown on the plan.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 384.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	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

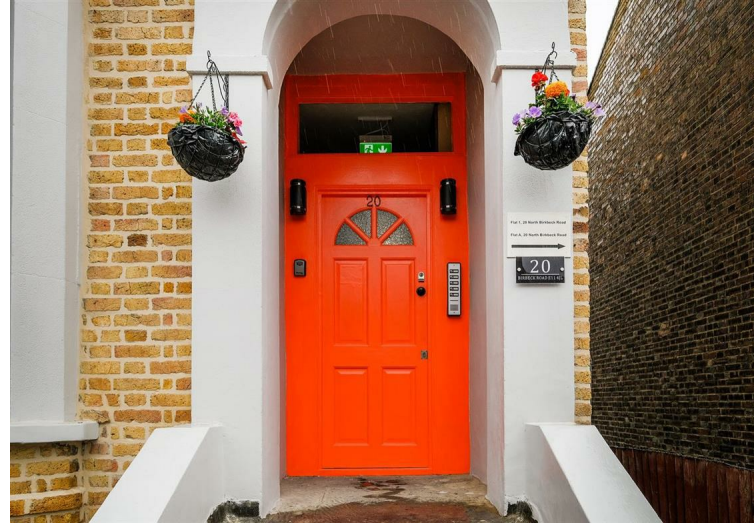
**CHURCHILL**  
estates

North Birkbeck Road, Leytonstone, E11 4JG  
£1,700 Per Calendar Month

Bedrooms: 2 | 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 refurbished two bedroom third-floor flat, ideally located just a short walk from Leyton Central Line Station.

Finished to an excellent standard throughout after having been fully refurbished, 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.