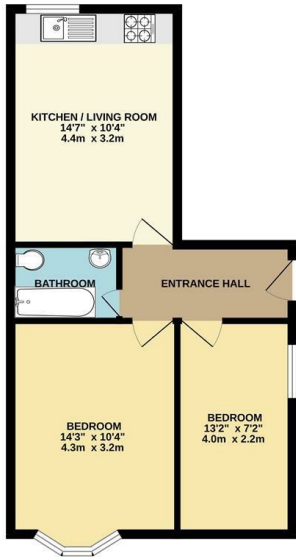




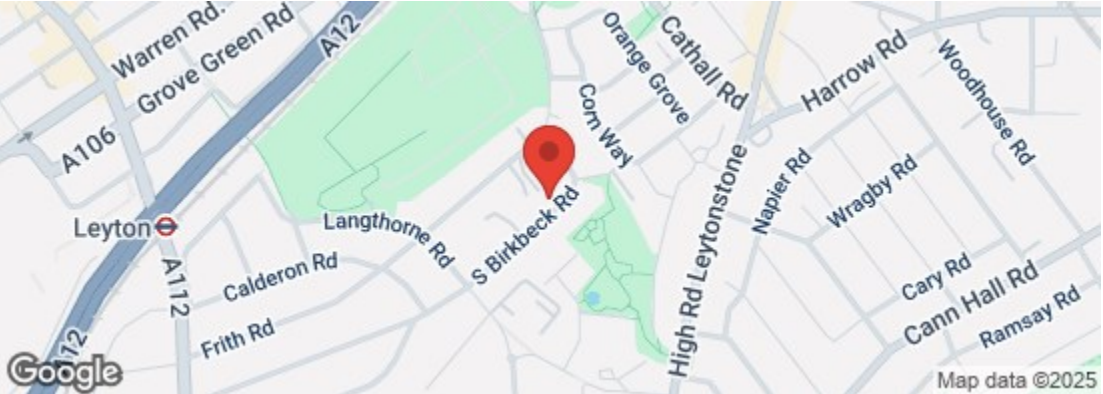
GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA - 467 sq.ft. (43.4 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 data 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 information and to ensure that the property is suitable for their intended use. The agent is not responsible for any error or omission.

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) 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.



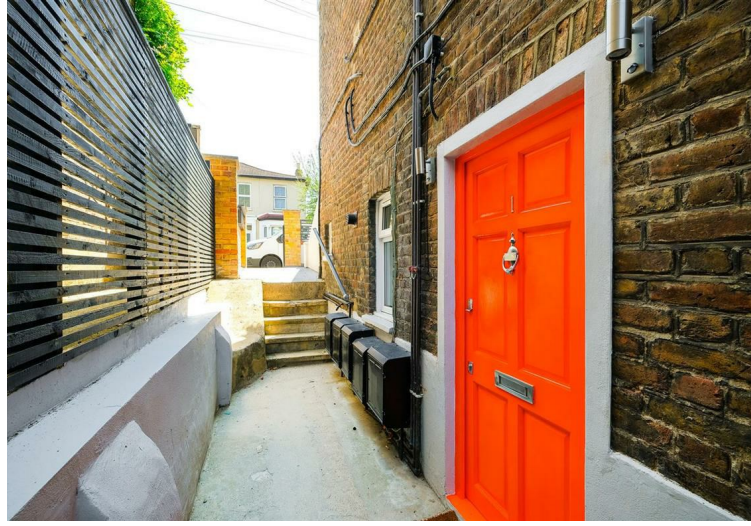
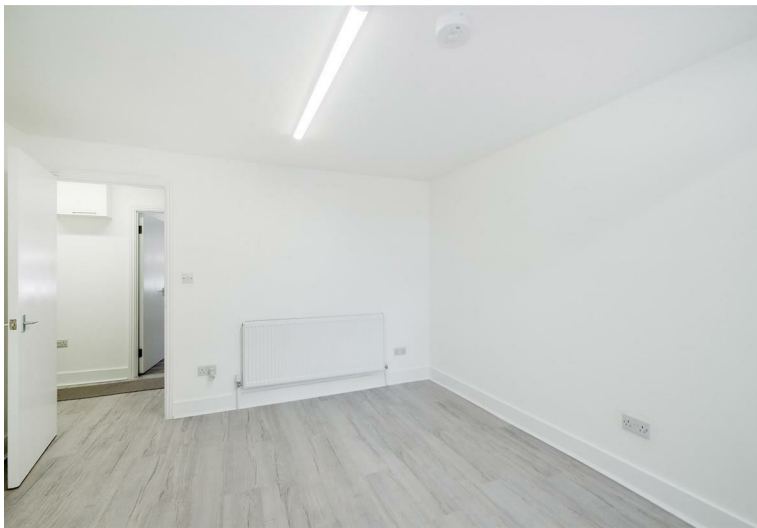
North Birkbeck Road, Leytonstone, E11 4JG  
£1,695 Per Calendar Month

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**





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Churchill Estates are delighted to present this beautifully refurbished two bedroom Lower Ground Floor Flat , ideally located just a short walk from Leyton Central Line Station.

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Early viewing is highly recommended.