



TOTAL FLOOR AREA: 441 sq.ft. (40.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This data is for information purposes only and should be used as such for any prospective purchaser. The seller, agent and advertiser accept no liability for any error or omission, and no guarantee is given as to their accuracy or efficiency can be given. Make your own checks.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 484.00 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.



Camden Road, Walthamstow, E17 7NF
£1,450 Per Month

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



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



Nestled on Camden Road in the vibrant heart of London, this charming first-floor flat offers a delightful living space perfect for individuals or couples seeking a comfortable home. Spanning 484 square feet, the property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat comprises one spacious bedroom, ideal for restful nights, and a modern bathroom that caters to your daily needs. The separate kitchen is a practical addition, providing ample space for culinary pursuits and entertaining guests.

Conveniently located just a short walk from St James Street Station, this property ensures easy access to public transport, making commuting a breeze. Additionally, residents will benefit from residential permit parking, adding to the convenience of city living.

Available now and offered unfurnished, this flat presents a blank canvas for you to personalise and make your own. Whether you are looking to embrace the lively culture of Camden or simply enjoy the comforts of a well-appointed home, this property is an excellent choice. Do not miss the opportunity to view this delightful flat and experience all that it has to offer.

