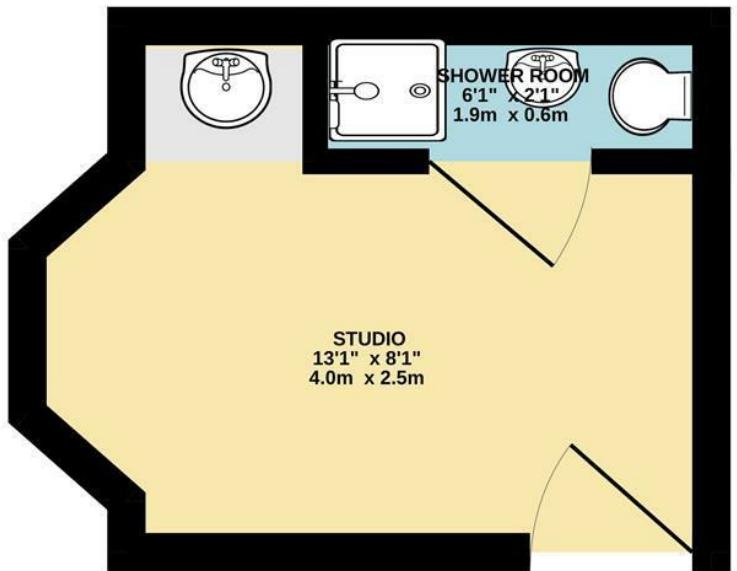


GROUND FLOOR  
79 sq.ft. (7.3 sq.m.) approx.



TOTAL FLOOR AREA: 79 sq.ft. (7.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other features are approximate and not to scale. There may be omissions 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.  
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Council: Waltham Forest | Council Tax Band: C | Floor Area: sq ft

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Current                 |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 65                      |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    | 79                      |
| 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.

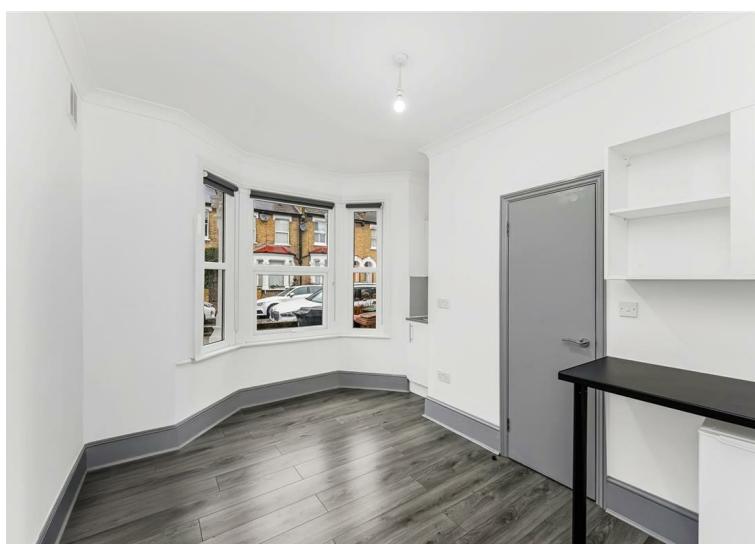
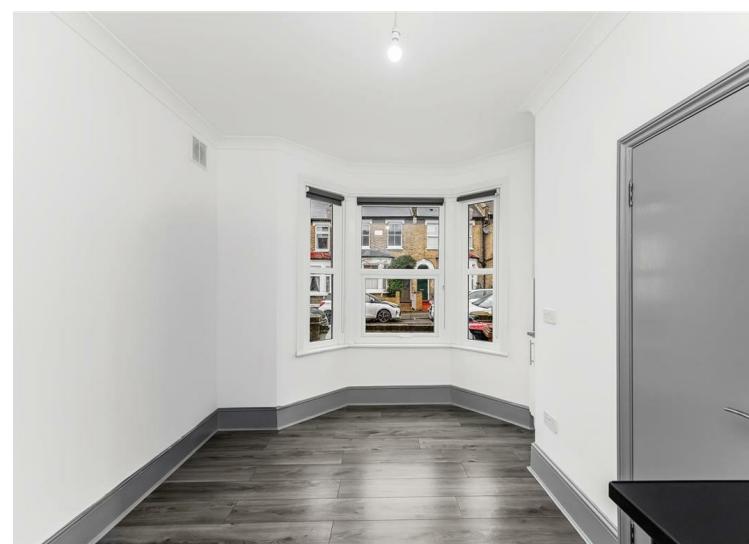
**CHURCHILL**  
estates



**CHURCHILL**  
estates

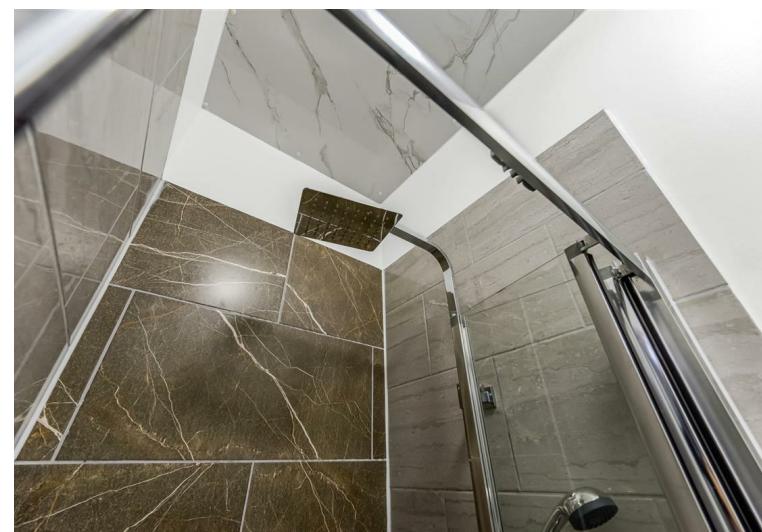
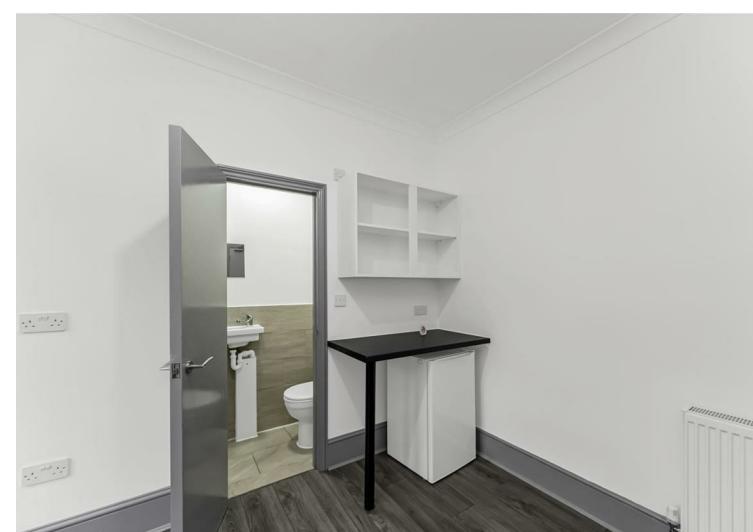
Chestnut Avenue North, London, E17 3NF  
£800 Per Month

Bedrooms: 0 | Reception Rooms: 0 | Bathrooms: 1



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Nestled in the vibrant area of Walthamstow, this newly decorated room to rent on Chestnut Avenue North offers a fantastic opportunity for those seeking comfortable and convenient living. The property is available immediately and comes with the added benefit of all bills included, making it an ideal choice for hassle-free living.

Situated in a prime location near Wood Street, residents will enjoy easy access to local amenities, shops, and transport links, ensuring that the heart of London is just a short journey away. The room is unfurnished, allowing you the freedom to personalise the space to your own taste and style.

This property is perfect for individuals looking for a peaceful retreat in a lively neighbourhood. With its fresh decor and welcoming atmosphere, it promises a pleasant living experience. Whether you are a young professional or a student, this room offers a great balance of comfort and convenience in one of London's most sought-after areas. Don't miss out on this opportunity to make it your new home.

