



TOTAL FLOOR AREA: 957 sq ft (88.9 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. We have not tested any services or equipment for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any fixtures or fittings to verify that they are in working order or fit for their intended use or as to their operability or efficiency can be given.
Model with Metropix 2020.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 785.00 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	69	76



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

Request a Viewing: **0208 503 6060**

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



Nestled on the charming Forest Road in Walthamstow, E17, this delightful first-floor flat presents an excellent opportunity for those seeking a comfortable and stylish living space. The property boasts a spacious one bedroom, complete with fitted wardrobes, ensuring ample storage for your belongings.

One of the standout features of this flat is the unique layout, which includes a mezzanine office space, perfect for those who work from home or require a quiet area for study. The living area is inviting and well-proportioned, providing a warm atmosphere for relaxation or entertaining guests.

The flat also benefits from a private roof terrace, offering a lovely outdoor space to enjoy fresh air and sunshine, ideal for unwinding after a long day. With gas central heating throughout, you can expect a cosy environment during the cooler months.

Conveniently located, this property enjoys good transport links, making it easy to access the wider London area. Available now and unfurnished, this large one-bedroom flat is ready for you to make it your own. Whether you are a young professional or a couple looking for a new home, this property is sure to impress with its blend of comfort and practicality. Don't miss the chance to view this exceptional flat in a vibrant and sought-after location.

