

Available Now | Unfurnished | One Double Bedroom | Ground Floor purpose-built | Newly Refurbished | Wood Street Station | Electric Heating | Communal Parking | Security Entry Phone System | 16'3 x 15'8 Lounge/Dining Room | Modern Kitchen with Appliances & Bathroom

**CHURCHILL**  
estates



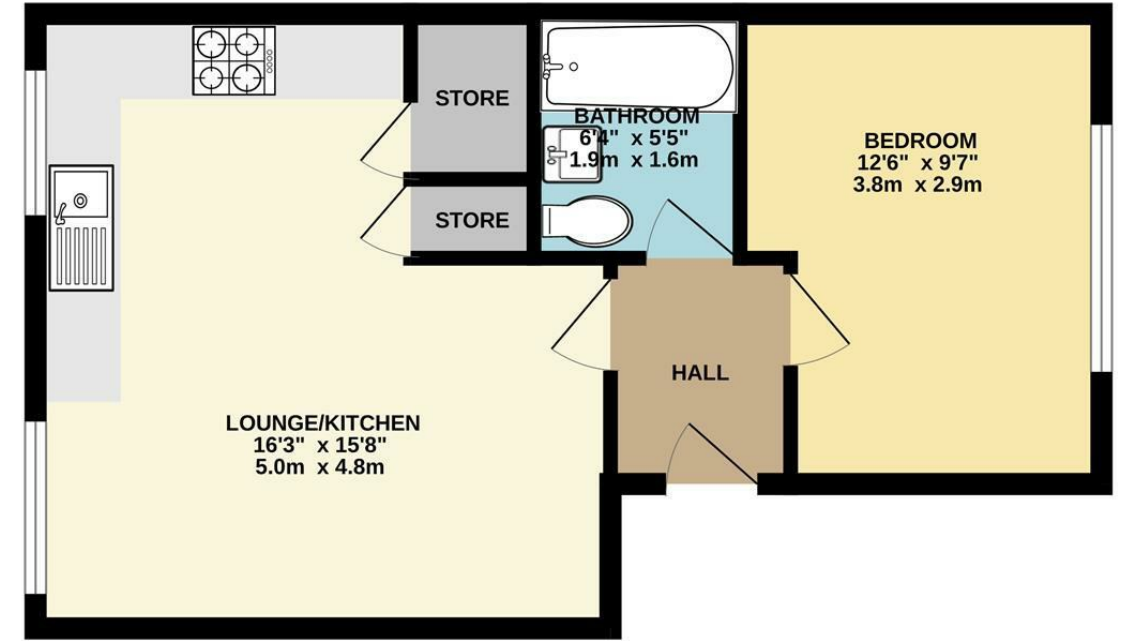
**Clay Court, 84 Waverley Road, London**  
**£1,425 Per Calendar Month**



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



Available Now - Unfurnished - Churchill Estates are delighted to offer this One Double Bedroom Ground Floor purpose-built flat with communal parking located close to Wood Street Station, Local Shops, Bus & Cycle Routes.

The property has been newly refurbished throughout and boasts Double Glazing, Electric Heating, Modern Bathroom, Security Entryphone system, 16'3 x 15'8 Lounge/Dining Room & Modern Kitchen with appliances.

Early Viewings Advised.

TOTAL FLOOR AREA : 413 sq.ft. (38.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.  
Made with Metropix ©2024



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		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			75
England & Wales			



EPC rating | E

Security Deposit | £1644

12 Month Tenancy | 6 Month Break Clause

Council Tax Band | B

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

To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)