



1ST FLOOR  
APPROX. FLOOR  
AREA 715 SQ. FT.  
(66.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ. FT. (71.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 10217

Council: Waltham Forest | Council Tax Band: B | Floor Area: 731.00 sq ft



**CHURCHILL**  
estates

Harris Street, Walthamstow, E17 8EG  
£1,700 Per Calendar Month

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**

**CHURCHILL**  
estates

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			
<b>England &amp; Wales</b>		68	79
	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.





Nestled on the charming Harris Street in Walthamstow, this delightful upper maisonette is a true gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a stylish bathroom, this period property exudes character and warmth.

Available from the beginning to mid-August, this first-floor Warner Maisonette offers a perfect blend of comfort and convenience. Whether you prefer it part-furnished or unfurnished, this residence caters to your needs.

One of the standout features of this lovely home is its access to a shared rear garden, providing a tranquil retreat right at your doorstep. Imagine enjoying a cup of tea or hosting a small gathering in this serene outdoor space.

Situated in a prime location, you'll find yourself just a stone's throw away from local bus and cycle routes, offering easy access to Walthamstow Central Station and St James Street. This means that you're well-connected to the heart of the city while still enjoying the peaceful surroundings of Walthamstow.

If you're seeking a well-maintained property with character, convenience, and a touch of greenery, look no further than this charming maisonette on Harris Street. Book a viewing today and step into your new home sweet home.

