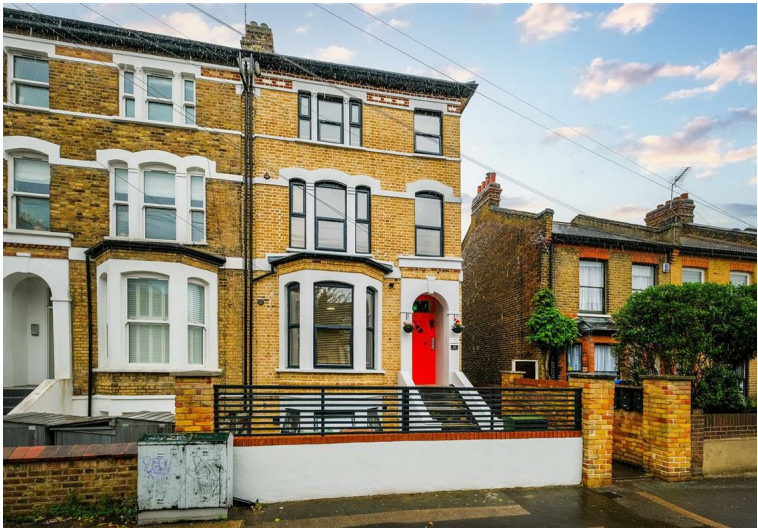
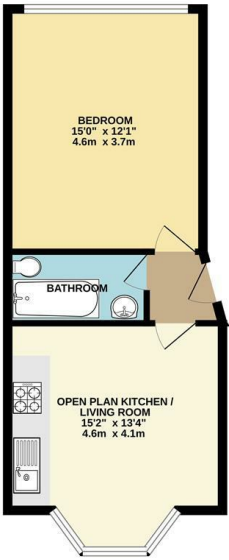




GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 408 sq.ft. (37.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. Prospective purchasers should verify the details, figures and dimensions shown on the plan listed and no guarantee as to their accuracy or efficiency can be given. Made with Floorplan 5.0.0.0

Council: Waltham Forest | Council Tax Band: B | Floor Area: 408.00 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.



North Birkbeck Road, Leytonstone, E11 4JG
£1,500 Per Calendar Month

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



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



Nestled on North Birkbeck Road in the vibrant area of Leytonstone, this charming one-bedroom flat offers a delightful living experience. Situated on the first floor of a well-maintained conversion, the property spans an inviting 408 square feet and is presented in excellent condition, making it an ideal choice for those seeking a comfortable home.

As you enter, you are welcomed into a modern open-plan living room and kitchen, which creates a spacious and airy atmosphere, perfect for both relaxation and entertaining. The contemporary design is complemented by ample natural light, thanks to the double-glazed windows that enhance the flat's warmth and energy efficiency.

The bedroom is a tranquil retreat, providing a peaceful space to unwind after a long day. The modern bathroom is stylishly appointed, ensuring convenience and comfort for daily routines. The flat is also equipped with gas central heating, ensuring a cosy environment throughout the colder months.

Conveniently located, this property is just a short distance from Leyton Central Line Station, offering excellent transport links to central London and beyond. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, making it a vibrant community to call home.

Available from the beginning to mid-October and offered unfurnished, this flat presents a fantastic opportunity for individuals or couples looking to settle in a lively and well-connected neighbourhood. Do not miss the chance to make this lovely flat your new home.

