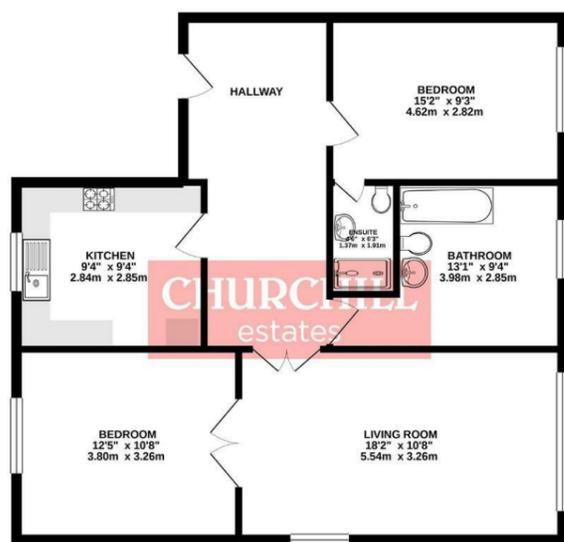




GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



CHURCHILL  
estates

TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 839.00 sq ft



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Livingston Lodge, Walthamstow, E17 4GN  
£1,750 Per Calendar Month

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



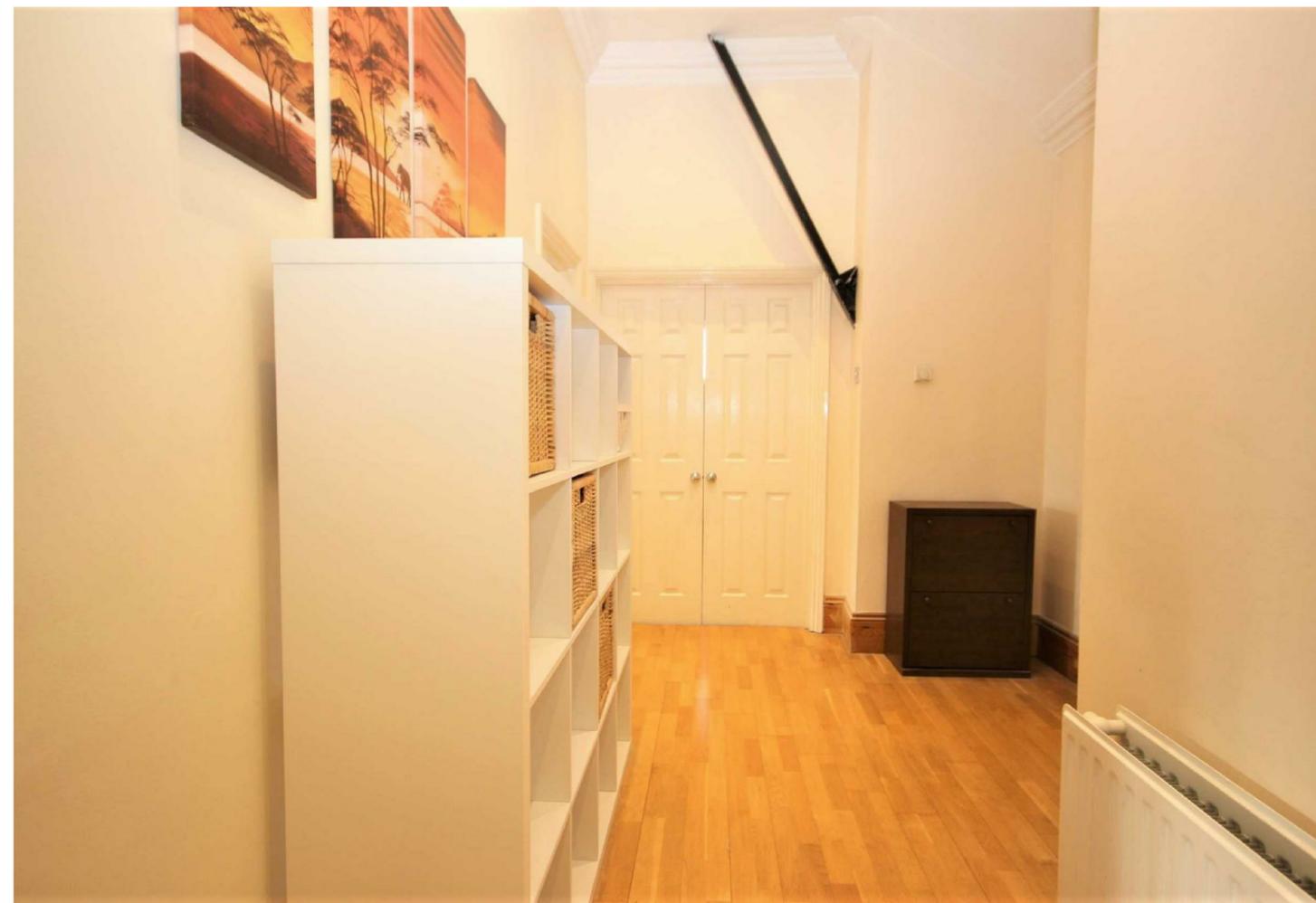
Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

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estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	74
	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.



Welcome to this modern top floor flat located at Livingston Lodge, 157 Chingford Road in the vibrant area of Walthamstow. This delightful property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter the flat, you will find a well-appointed reception room that offers a bright and airy atmosphere, perfect for relaxation or entertaining guests. The property features two bathrooms, including an en suite bathroom attached to the master bedroom, providing added convenience and privacy.

The flat is part of a purpose-built development, ensuring a contemporary living experience with modern amenities. It is equipped with double glazing, which not only enhances energy efficiency but also helps to keep the noise at bay, allowing for a peaceful environment. The gas central heating system ensures that the flat remains warm and inviting throughout the colder months.

For added security and peace of mind, the property includes a security entryphone system, allowing you to control access to the building. Additionally, residents benefit from secure communal car parking, making it easy for those with vehicles to find a safe space.

This unfurnished flat is available for immediate occupancy, allowing you to personalise the space to your taste. With its excellent location in Walthamstow, you will have access to a variety of local amenities, parks, and transport links, making it a fantastic place to call home. Don't miss the opportunity to view this charming flat and experience the comfort it has to offer.

