



**CHURCHILL**  
estates

Church Road, Leyton, E10 7JG  
£1,900 Per Month

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

Council: Waltham Forest | Council Tax Band: B | Floor Area: 839.00 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			
<b>England &amp; Wales</b>		71	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.



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



Nestled on the desirable Church Road in London, this splendid first-floor flat offers a perfect blend of comfort and convenience. Available for immediate occupancy, this split-level residence features three well-proportioned bedrooms, making it an ideal choice for families, couples, or two single sharers seeking a harmonious living space.

As you enter, you are welcomed into a bright and airy open-plan kitchen and living room, perfect for both relaxation and entertaining. The modern design is complemented by double glazing, ensuring a peaceful atmosphere while enhancing energy efficiency. The flat boasts two bathrooms, providing ample facilities for all residents, which is a significant advantage in shared living situations.

The property is part-furnished or can be offered unfurnished, allowing you the flexibility to personalise your new home to your taste. With gas central heating, you can enjoy a warm and inviting environment throughout the year.

Situated close to a variety of amenities, this flat offers easy access to local shops, cafes, and transport links, making it a convenient base for your daily activities. Whether you are looking to settle down with family or share with friends, this property presents an excellent opportunity to enjoy comfortable living in a vibrant London location. Do not miss the chance to make this charming flat your new home.

