

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



Council Tax Band - C
EPC Rating - C
5 week security deposit - £2,307.00
Periodic Tenancy

TOTAL FLOOR AREA : 615 sq.ft. (57.1 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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.

CHURCHILL
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To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk

Available Early July | Unfurnished / Part-Furnished | Two Double Bedroom Apartment | Second Floor | Moments from St James Street Station | 20' x 17' Open-Plan Living/Kitchen/Dining Room | Neutral Decor | Double Glazed & Gas Central Heating | Modern Bathroom Suite | Close to Walthamstow Central & Blackhorse Road Stations

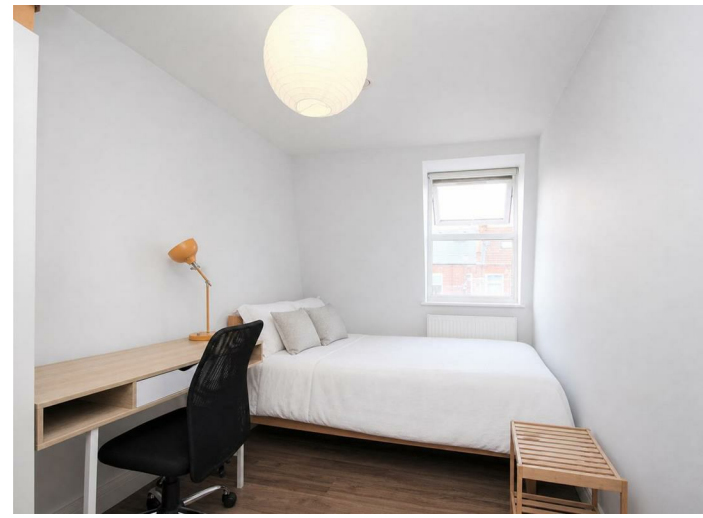
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43a St. James's Street, London, E17 7PJ
£2,000 Per Calendar Month



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Nestled in the vibrant area of St. James's Street, Walthamstow E17, this delightful two double bedroom apartment is an ideal choice for those seeking a modern and comfortable living space. Available from early July, the property offers a flexible unfurnished or part-furnished option, allowing you to personalise your new home to your taste.

Situated on the second floor, this apartment boasts a spacious open-plan living, kitchen, and dining area measuring an impressive 20' x 17'. The neutral decor throughout creates a bright and airy atmosphere, perfect for both relaxation and entertaining. Large double-glazed windows ensure that the space is filled with natural light while providing excellent insulation.

The property features one well-appointed bathroom, catering to the needs of its residents. With its prime location just moments from St James Street Station, commuting to central London and beyond is both convenient and efficient, making it an excellent choice for professionals and families alike.

This apartment presents a wonderful opportunity to enjoy the lively community of Walthamstow, with its array of shops, cafes, and parks nearby. Whether you are looking to rent or invest, this property is sure to impress with its blend of modern living and accessibility. Do not miss the chance to make this charming apartment your new home.