

Available Mid/Late August | Unfurnished | Two Double Bedroom | First Floor  
Warner Flat | Black Horse Road Station | Shared Rear Garden | 17ft Living  
Room | Modern Kitchen | Modern Bathroom | Gas Central Heating

**CHURCHILL**  
estates



**Edward Road, Walthamstow, E17 6PA**  
£1,995 Per Calendar Month



To view call **0208 503 6060**  
Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

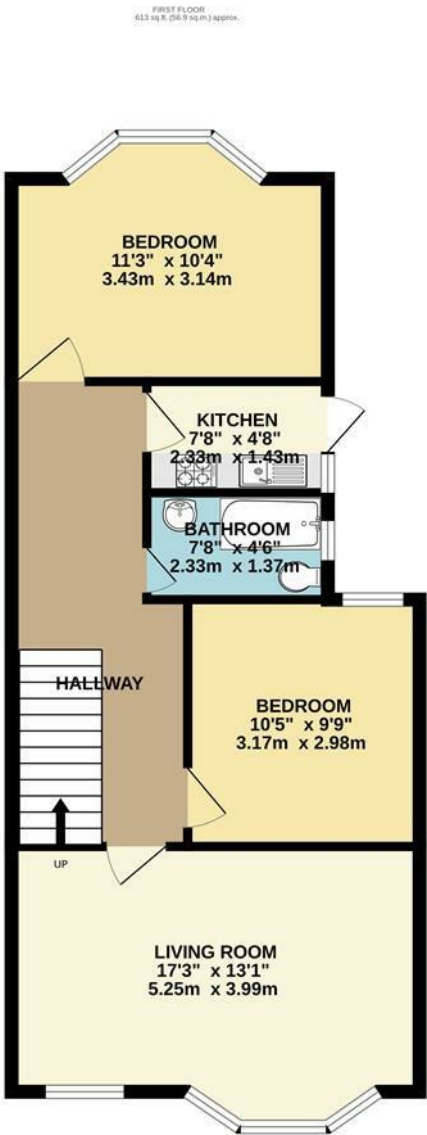
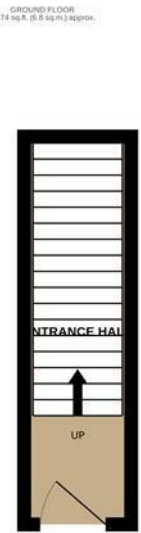


Nestled on Edward Road in the vibrant area of Walthamstow, this charming first-floor Warner flat offers a delightful living experience. Available for rent from mid to late August, this unfurnished property features two spacious double bedrooms, making it ideal for professionals or small families seeking comfort and convenience.

As you enter, you are welcomed into a generous 17ft living room, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, providing a stylish space for culinary pursuits. The flat also boasts a contemporary bathroom, ensuring that your daily routines are both comfortable and efficient.

Gas central heating throughout the property guarantees a warm and inviting atmosphere during the cooler months. Additionally, residents can enjoy access to a shared rear garden, a lovely spot for outdoor leisure or social gatherings.

Conveniently located near Black Horse Road Station, commuting to central London and beyond is a breeze, making this flat an excellent choice for those who value accessibility. With its blend of modern amenities and a prime location, this property is not to be missed. Embrace the opportunity to make this lovely flat your new home in Walthamstow.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 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                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |
|                                             | 72      | 79        |



Council Tax Band - C

EPC Band - C

5 week security deposit -  
£2301.00

Periodic Tenancy

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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