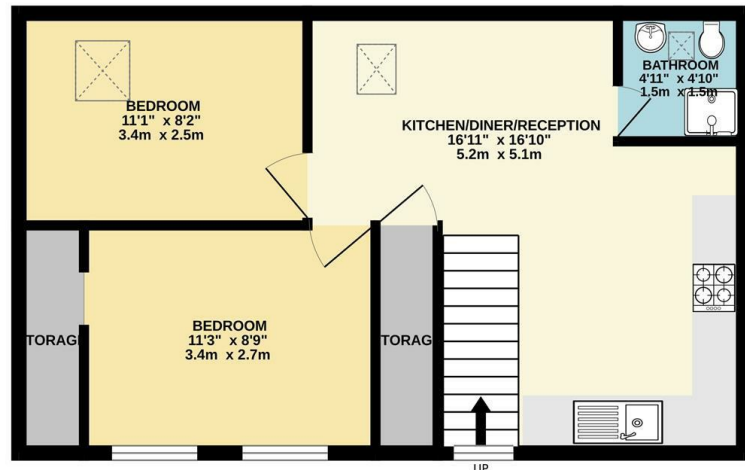




GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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. Made with Metreage (2025).

Council: Waltham Forest | Council Tax Band: C | Floor Area: 667.00 sq ft

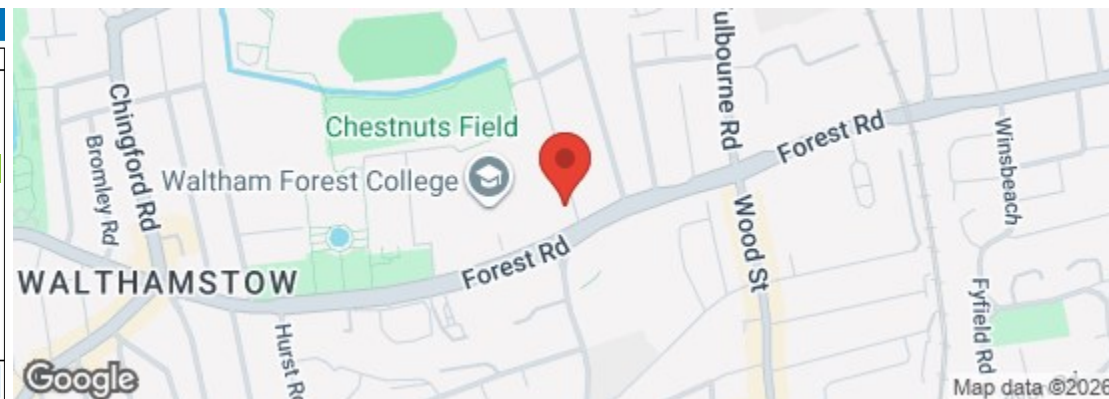


CHURCHILL
estates

Spruce Hills Road, Walthamstow, E17 4LD
£1,850 Per Calendar Month

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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.

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



Nestled on the charming Spruce Hills Road in Walthamstow, E17, this delightful two-bedroom flat offers a perfect blend of modern living and convenience. Situated on the second floor, the property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat features two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The modern kitchen is equipped with contemporary fittings, making it a joy for those who love to cook and entertain. The stylish bathroom complements the flat's modern aesthetic, ensuring a pleasant experience for residents and guests alike.

One of the standout features of this property is the private garden, providing a serene outdoor space for relaxation or social gatherings. The flat is also equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Conveniently located, this property is in close proximity to a variety of amenities, including shops, cafes, and parks, making it an ideal choice for those who appreciate a vibrant community. Additionally, the nearby Wood Street Station offers excellent transport links, allowing for easy access to central London and beyond.

Available at the end of June, this two-bedroom flat is a fantastic opportunity for anyone looking to settle in a lively area with all the modern comforts. Don't miss the chance to make this lovely flat your new home.

