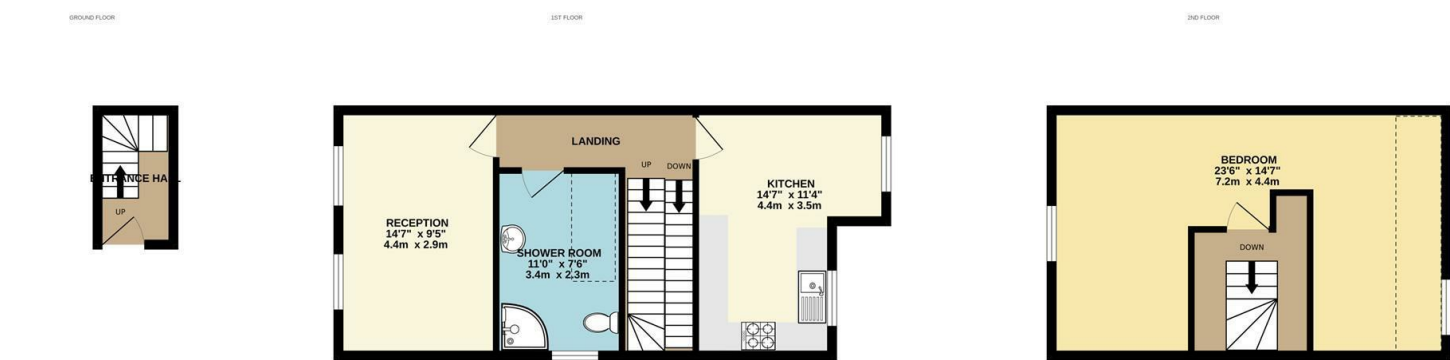




TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Council: Waltham Forest | Council Tax Band: C | Floor Area: 581.00 sq ft

Guildford Road, London, E17 4DZ
£1,550 Per Month

Bedrooms: 1 | 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		
(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	

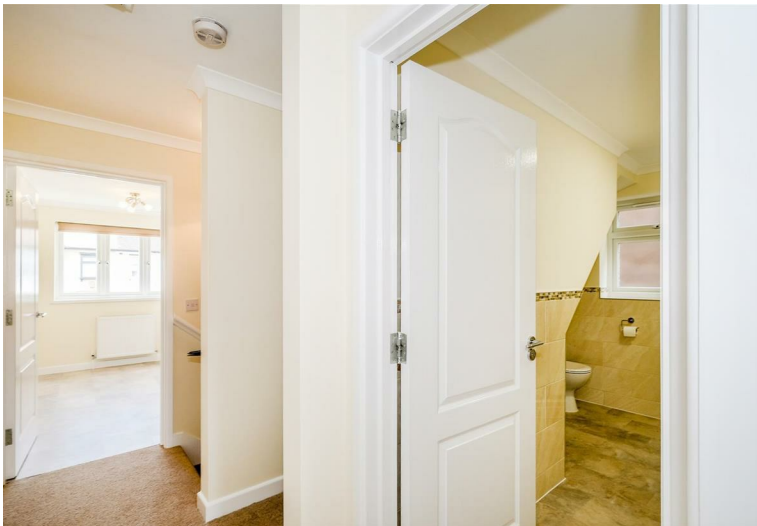


The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information 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 Guildford Road in Walthamstow, E17, this delightful first-floor flat offers a perfect blend of modern living and comfort. Spanning an impressive 581 square feet, this split-level property is available from the beginning of September and comes unfurnished, allowing you to personalise the space to your taste.

The flat features a spacious reception room, ideal for relaxation or entertaining guests. The well-appointed bedroom provides a peaceful retreat, while the modern shower room adds a touch of luxury to your daily routine. The contemporary kitchen is designed with functionality in mind, making it a joy to prepare meals.

One of the standout features of this property is the lovely garden, providing a serene outdoor space to unwind or enjoy a morning coffee. The flat is equipped with double glazing, ensuring a warm and quiet environment, complemented by gas central heating for those cooler months.

This property is perfect for individuals or couples seeking a stylish and convenient home in a vibrant area. With its modern amenities and inviting atmosphere, this flat on Guildford Road is not to be missed.

