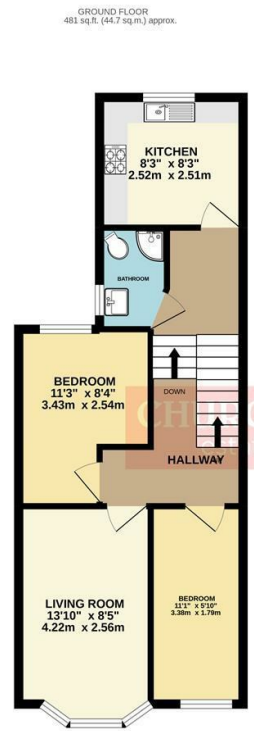




Available Late May | Part furnished / Unfurnished | Two Bedrooms | First Floor | Victorian Conversion Flat | Gas Central Heating | Blackhorse Road Station | Modern Kitchen | Modern Bathroom | Double Glazed



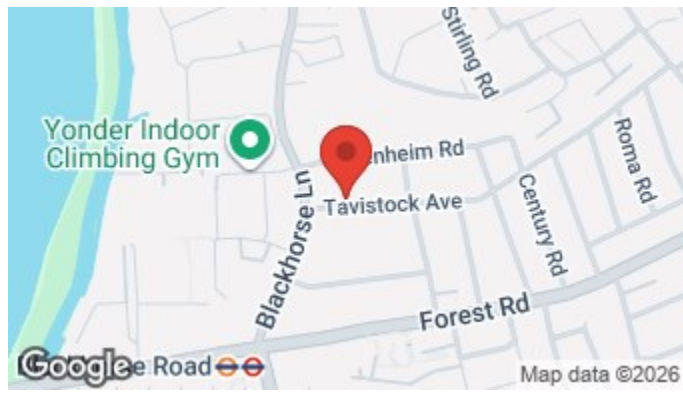
TOTAL FLOOR AREA: 481 sq ft (44.7 sq m) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas and other data are approximate and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.
Made with SketchUp 2022

Tavistock Avenue, Walthamstow, E17 6HP

£1,800 Per Calendar Month

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	
74	79

England & Wales EU Directive 2002/91/EC



Council Tax - Band B
EPC rating - C
5 week security deposit - £2076.00
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.



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

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



Nestled on the charming Tavistock Avenue in Walthamstow, this delightful first-floor flat offers a perfect blend of modern living and Victorian charm. With two well-proportioned bedrooms, this property is ideal for couples, small families, or professionals seeking a comfortable home in a vibrant area.

As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a modern kitchen equipped with contemporary appliances, making meal preparation a pleasure. The stylish bathroom has been thoughtfully designed to meet the needs of today's lifestyle, ensuring both comfort and convenience.

The property benefits from gas central heating, ensuring a cosy environment during the cooler months, while double glazing throughout enhances energy efficiency and reduces noise, creating a peaceful retreat from the bustling city outside.

Conveniently located, the flat is just a short distance from Blackhorse Road Station, providing excellent transport links to central London and beyond. The surrounding area is rich in amenities, including shops, cafes, and parks, making it an ideal location for those who appreciate both urban convenience and green spaces.

Available from late May, this flat can be offered part furnished or unfurnished, allowing you the flexibility to make it your own. This Victorian conversion flat is a rare find in Walthamstow, combining character with modern comforts, and is sure to attract interest. Don't miss the opportunity to make this lovely property your new home.

