



TOTAL FLOOR AREA - 421 sq.ft. (39.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and equipment shown here are not intended as a guarantee. See with Morgan (2022)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 452.00 sq ft

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.



Lynmouth Road, London, E17 8AQ
£1,795 Per Month

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



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



Nestled on the charming Lynmouth Road in London, this delightful one-bedroom Victorian conversion flat offers a perfect blend of modern living and classic character. Spanning an inviting 452 square feet, this first-floor residence is ideal for individuals or couples seeking a comfortable and stylish home.

As you enter, you are welcomed into a bright reception room that serves as a perfect space for relaxation or entertaining guests. The flat features a well-appointed bedroom, providing a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

This property is available unfurnished, allowing you the freedom to personalise the space to your taste. The flat has been thoughtfully updated with double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Conveniently located, the flat is just a short walk from St James Street Overground and Blackhorse Road on the Victoria Line, providing excellent transport links to the rest of London. Whether you are commuting for work or exploring the vibrant local area, you will find everything you need within easy reach.

Available from early to mid-September, this charming flat is a wonderful opportunity for those looking to embrace life in this lively part of London. Do not miss your chance to make this lovely Victorian conversion your new home.

