

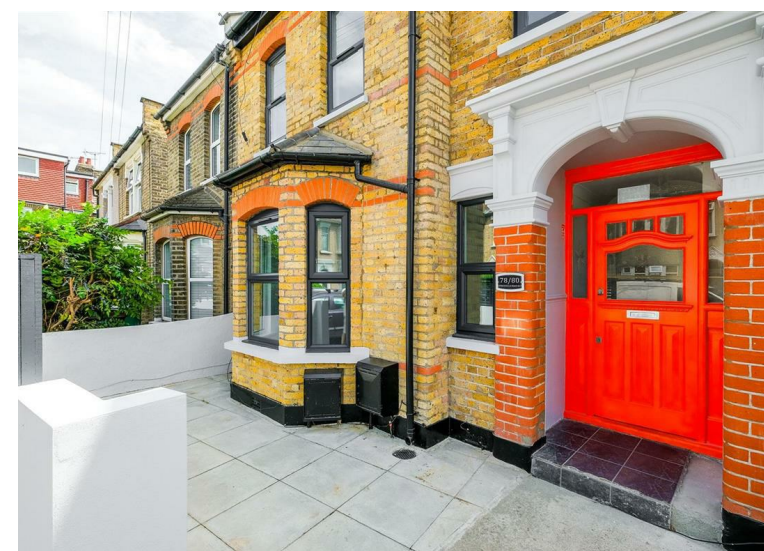
TOTAL FLOOR AREA - 425 sq.ft. (39.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The views, opinions and specifications contained here are not intended to be a contract. All in their entirety, an efficiency can be given. Waltham Forest Council

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

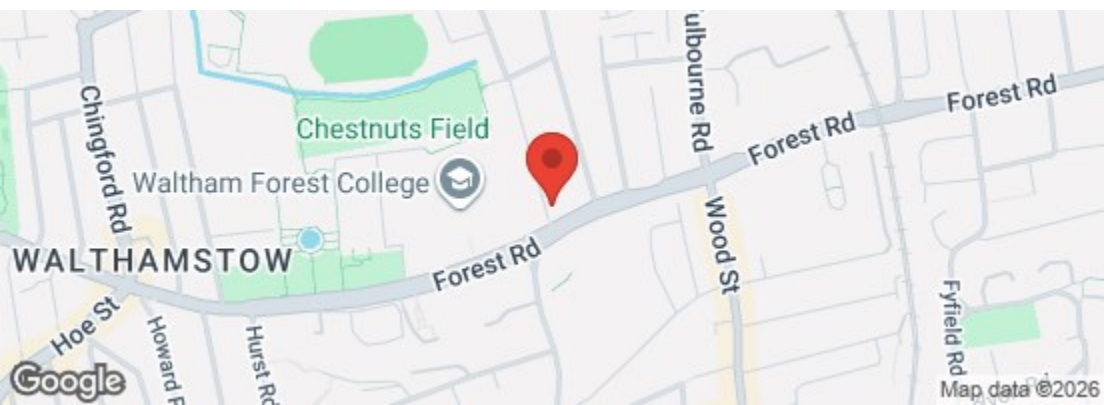
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Spruce Hills Road, Walthamstow, E17 4LD
£1,795 Per Calendar Month

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		
(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



We are excited to present a selection of newly refurbished 1 and 2-bedroom flats in the highly sought-after area of Spruce Hills, Walthamstow. These beautifully updated properties will soon be available, offering a perfect combination of modern living in a vibrant, well-connected neighbourhood.

Each flat has undergone a comprehensive refurbishment to the highest standards, featuring contemporary finishes, brand-new appliances, and bright, spacious interiors. The open-plan living areas are ideal for modern living, with large windows allowing an abundance of natural light, creating a bright and welcoming atmosphere. The newly fitted kitchens are equipped with stylish cabinetry and integrated appliances, offering both functionality and elegance. The generously sized bedrooms are perfect for comfortable living, with ample storage space, while the modern bathrooms exude style and practicality.

Situated in a peaceful residential area, yet just moments from all the amenities that Walthamstow has to offer, including a wide selection of shops, cafés, and excellent transport links. Walthamstow Central Station is only a short walk away, providing quick access to the Victoria Line and Overground services, making commuting to Central London a breeze.

These flats are ideal for individuals, couples, or small families looking for a stylish and move-in-ready home in a prime location. With their blend of contemporary finishes and unbeatable location, they won't be available for long.

Early enquiries are highly recommended to secure your interest before they're gone.

