

Total area: approx. 99.0 sq. metres (1066.1 sq. feet)

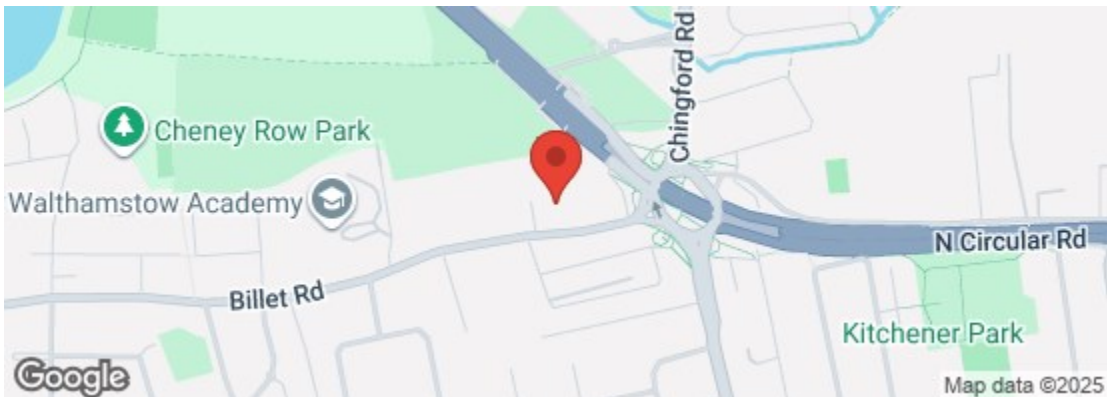
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Billet Road , Hoe Street

Council: Waltham Forest | Council Tax Band: B | Floor Area: 1066.10 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.

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Billet Road, Walthamstow, E17 5DN  
£2,100 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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





Nestled on the charming Billet Road in Walthamstow, this delightful Edwardian flat offers a perfect blend of character and modern living. Spanning an impressive 1,066 square feet, the property boasts a spacious layout that is ideal for families or professionals seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned three bedrooms offer a peaceful retreat, ensuring a restful night's sleep. The flat also features a well-appointed bathroom, catering to all your daily needs.

This split-level flat is not only generous in size but also benefits from excellent public transport links, with nearby bus routes making commuting a breeze. Whether you are heading to the vibrant heart of London or exploring the local area, you will find that convenience is at your doorstep.

Available for immediate occupancy, this property is a rare find in Walthamstow, combining the charm of Edwardian architecture with the practicality of modern living. Don't miss the opportunity to make this lovely flat your new home.

