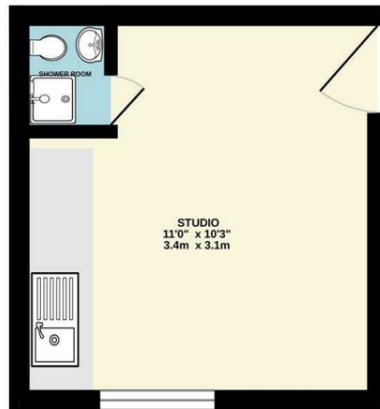
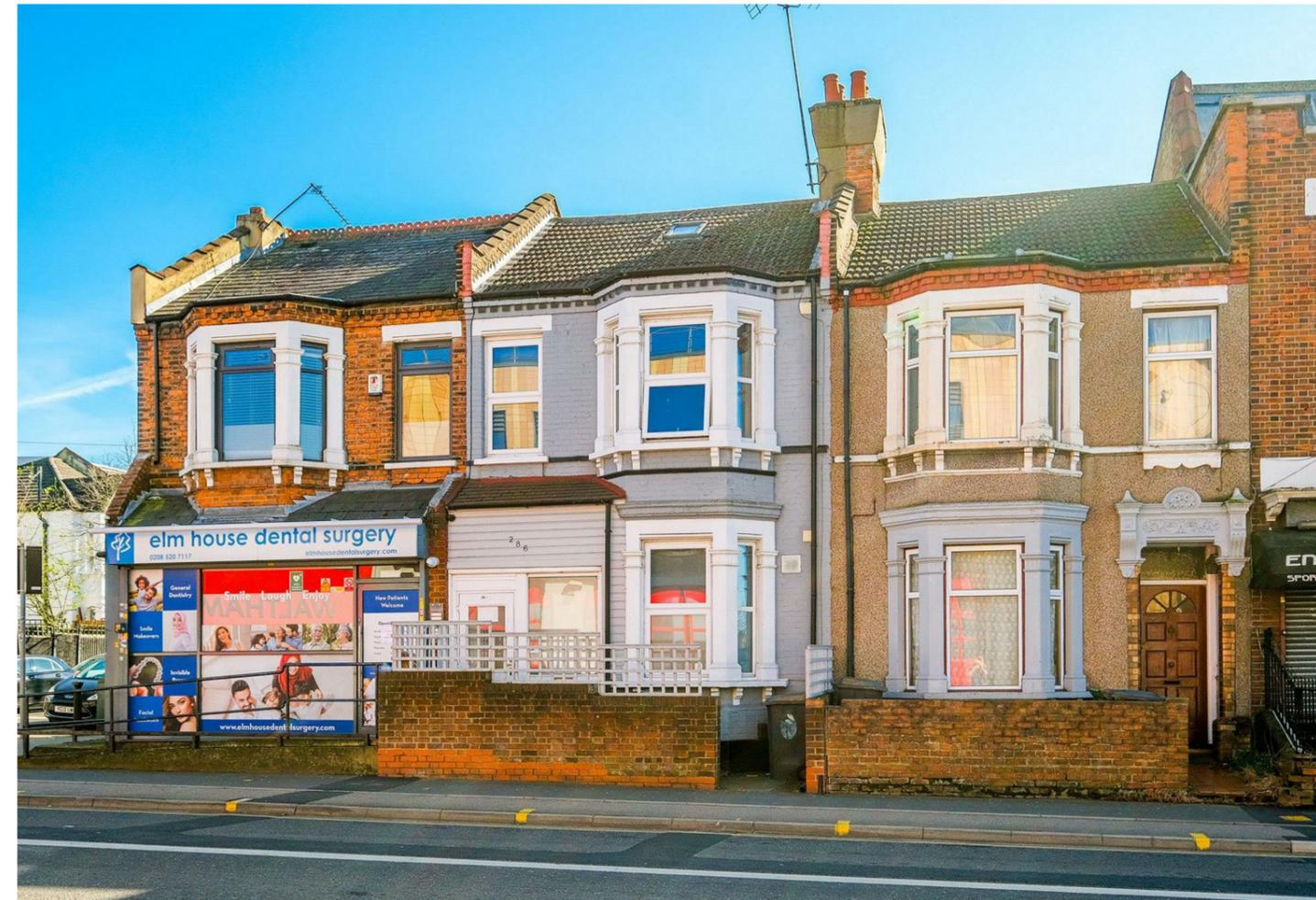




FIRST FLOOR  
113 sq.ft. (10.5 sq.m.) approx.



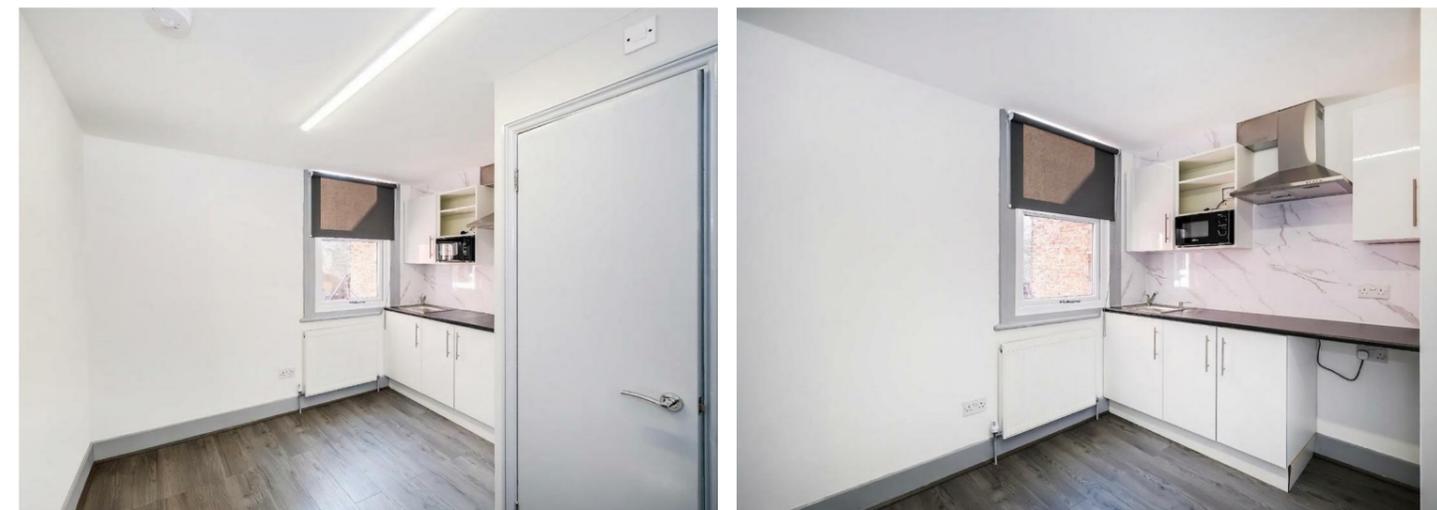
Council: Waltham Forest | Council Tax Band: Exempt | Floor Area: 110.00 sq ft



**CHURCHILL**  
estates

Forest Road, Walthamstow, E17 5JN  
£850 Per Calendar Month

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



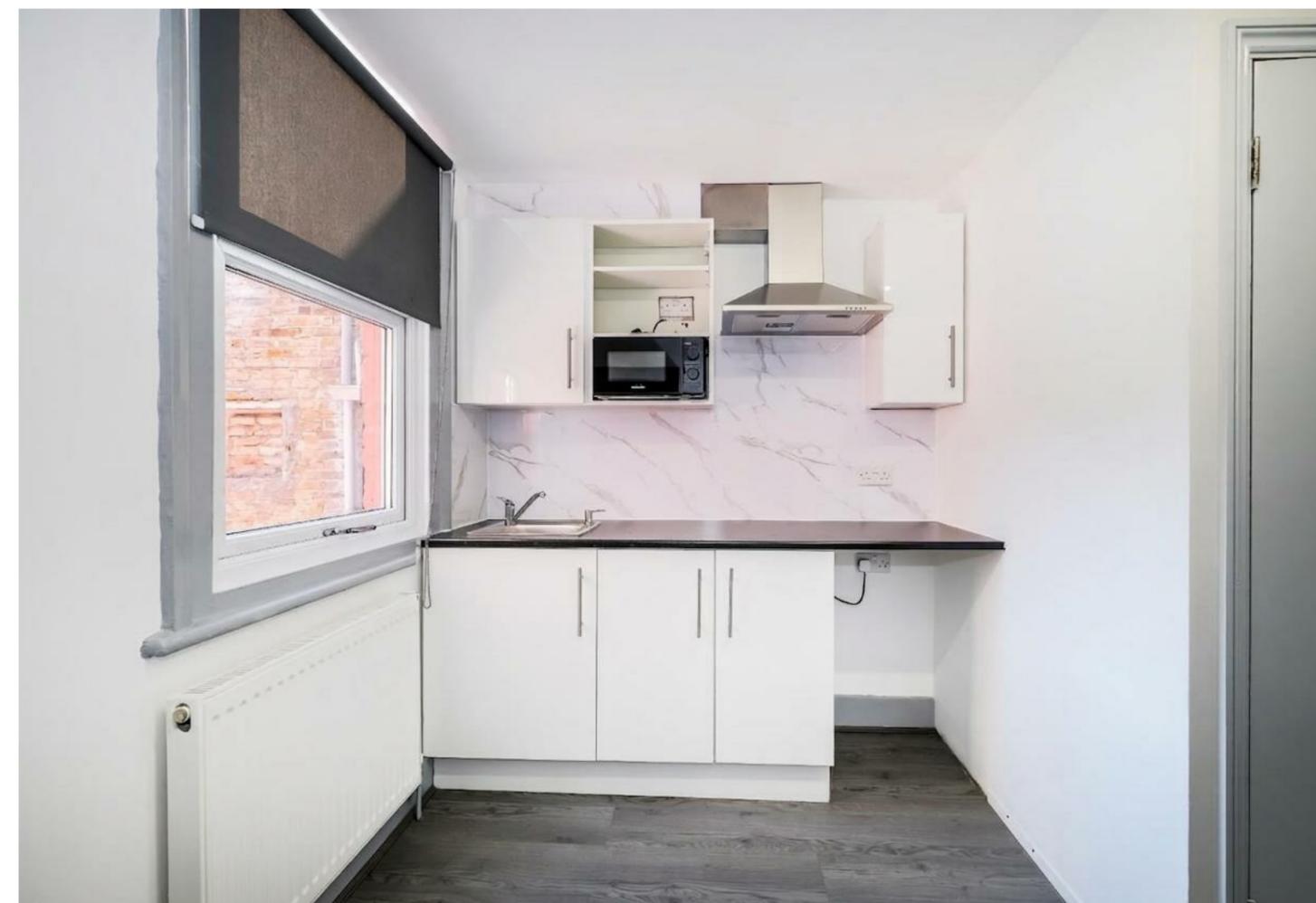
Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**

**CHURCHILL**  
estates

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		69	79
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.



Available Now - Fully Furnished or Unfurnished - ALL BILLS INCLUDED including WIFI, Gas Electric, Water and Council Tax (Washing Machine / Dryer Coin Operated) Churchill Estates are pleased to offer this Self-Contained Studio Apartment. The property offers a private shower room and kitchenette. The property has been recently decorated throughout to a modern standard.

The property is well located for access to Blackhorse Road Victoria Line Station as well as Lloyd Park William Morris Gallery, Blackhorse Beer Mile and other local shops / restaurants.

Early Viewings Advised

