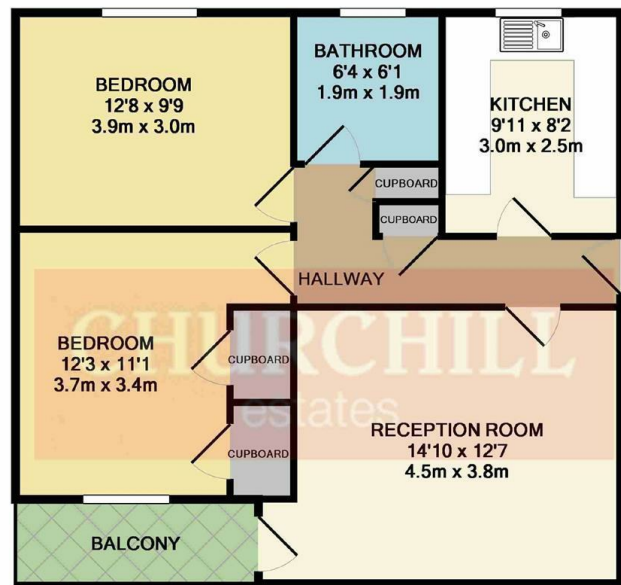




TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council: Waltham Forest | Council Tax Band: B | Floor Area: 699.00 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	61	61
(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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Gower House, Walthamstow, E17 3DL

£1,700 Per Calendar Month

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



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

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Welcome to Gower House, a delightful second-floor flat located on The Drive in the vibrant area of Walthamstow, E17. This purpose-built property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a modern living space.

The flat features two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room is perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is equipped with contemporary fittings, ensuring that meal preparation is both enjoyable and efficient.

One of the standout features of this property is the charming balcony, which offers a lovely outdoor space to unwind and soak up the sun. The flat is also double glazed, ensuring a peaceful environment and energy efficiency, while electric heating provides warmth during the cooler months.

Situated just a short distance from Walthamstow Central Station, residents will benefit from excellent transport links, making commuting to central London and beyond a breeze. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, enhancing the overall appeal of this location.

Available for rent in Mid November, this part-furnished flat is ready to welcome its new occupants. Whether you are a professional seeking a convenient commute or a small family looking for a comfortable home, this property is sure to meet your needs. Do not miss the opportunity to make Gower House your new home in Walthamstow.

