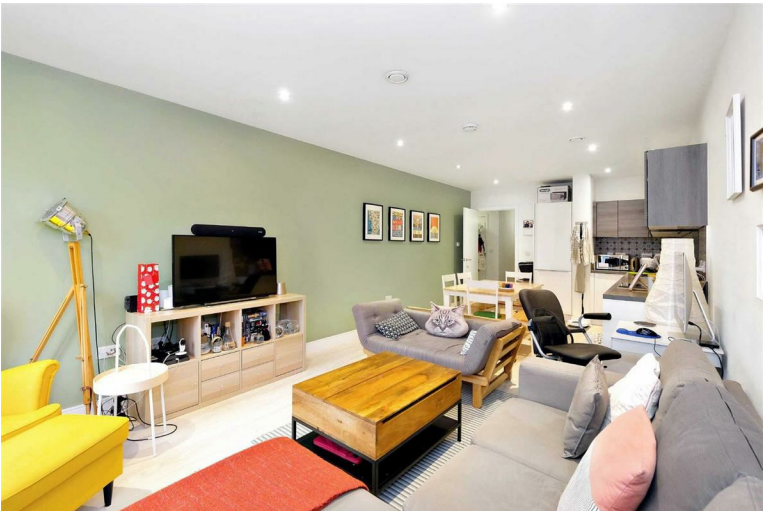
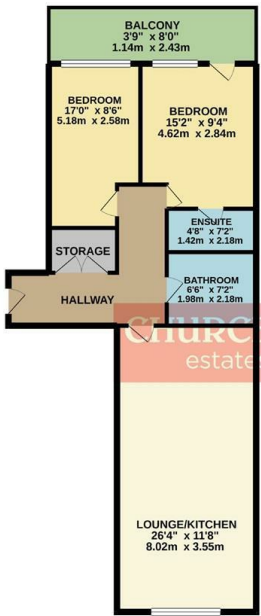




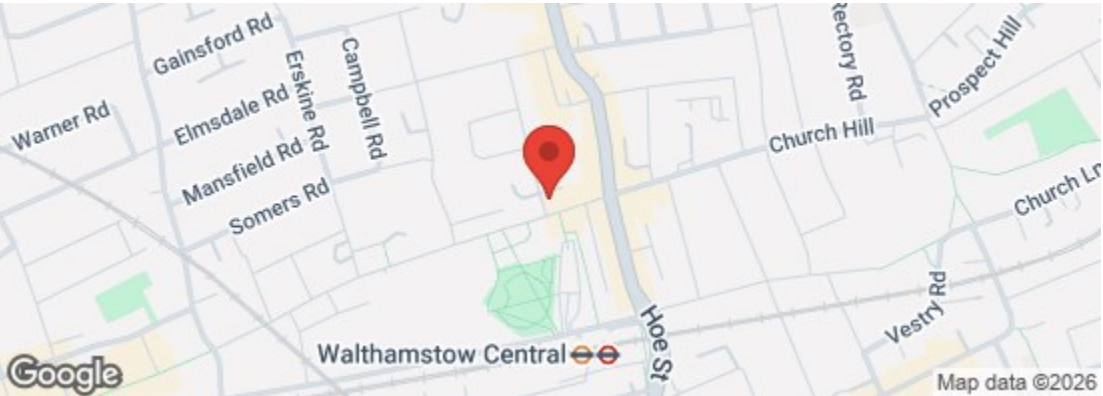
GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used in conjunction with the property particulars. The property is shown as approximate and does not constitute a guarantee as to the accuracy of the information. Please contact the agent for further details.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 796.00 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.

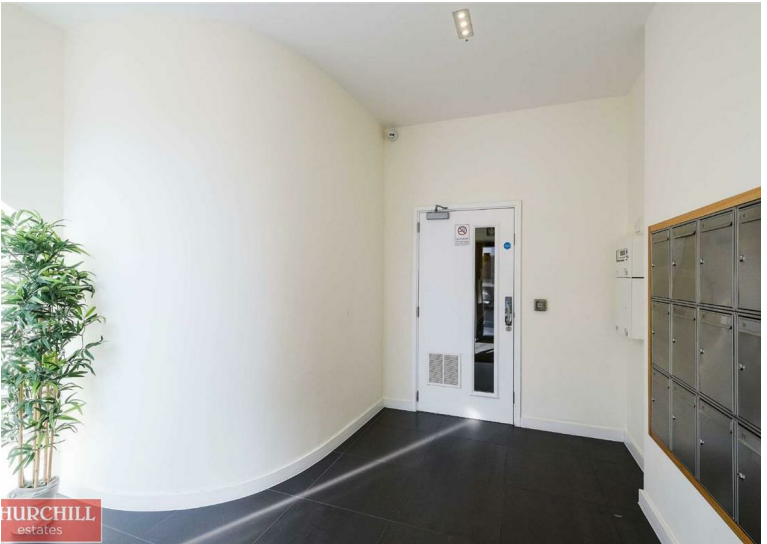
CHURCHILL
estates

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Grant House, Walthamstow, E17 7FB

£2,150 Per Calendar Month

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



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



Welcome to Grant House, a modern first-floor flat located at 63 Cleveland Park Avenue in the vibrant area of Walthamstow. This delightful property, built in 2014, offers a spacious living experience with a total area of 796 square feet.

As you enter, you will find a well-designed reception room that provides a perfect space for relaxation or entertaining guests. The flat boasts two generously sized double bedrooms, ensuring ample space for comfort. The master bedroom features an en suite bathroom, adding a touch of luxury to your daily routine. In addition, there is a second bathroom, making it convenient for family or guests.

One of the highlights of this property is the charming balcony area, where you can enjoy fresh air and views of the surrounding neighbourhood. The flat is equipped with underfloor heating, ensuring a warm and inviting atmosphere throughout the colder months.

Situated in central Walthamstow, this property is ideally located for those who appreciate the convenience of urban living. Walthamstow Central Station is just a short distance away, providing excellent transport links to London and beyond.

This unfurnished flat will be available at the end of October, offering you the opportunity to personalise the space to your taste. Whether you are looking for a new home or an investment opportunity, this modern flat in Walthamstow is not to be missed.

