



TOTAL FLOOR AREA: 501 sq ft (46.5 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the proposed purchase. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 5.0.0.0

Council: Waltham Firest | Council Tax Band: B | Floor Area: 559.00 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.



Forest Road, Walthamstow, E17 6HE  
£1,795 Per Month

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



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



Nestled on the charming Forest Road in Walthamstow, this delightful lower maisonette offers a perfect blend of modern living and comfort. Available for immediate occupancy, this one-bedroom property is ideal for individuals or couples seeking a stylish and convenient home.

Upon entering, you will be greeted by a well-proportioned reception room that provides a welcoming space for relaxation and entertainment. The bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is the private garden, a rare find in urban living. This outdoor space is perfect for enjoying a morning coffee or hosting friends during the warmer months. The maisonette has been recently redecorated throughout, showcasing a contemporary aesthetic that is both inviting and easy to maintain.

Situated on the ground floor, this flat benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The location is particularly advantageous, with Blackhorse Station just a short walk away, providing excellent transport links to central London and beyond.

This unfurnished property allows you the freedom to personalise your living space to your taste. With its modern features and prime location, this maisonette is a wonderful opportunity for those looking to make Walthamstow their home. Do not miss the chance to view this lovely property; it is sure to attract interest.

