



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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: C | Floor Area: 925.00 sq ft



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High Street, Walthamstow, E17 7AD
 £2,500 Per Calendar Month

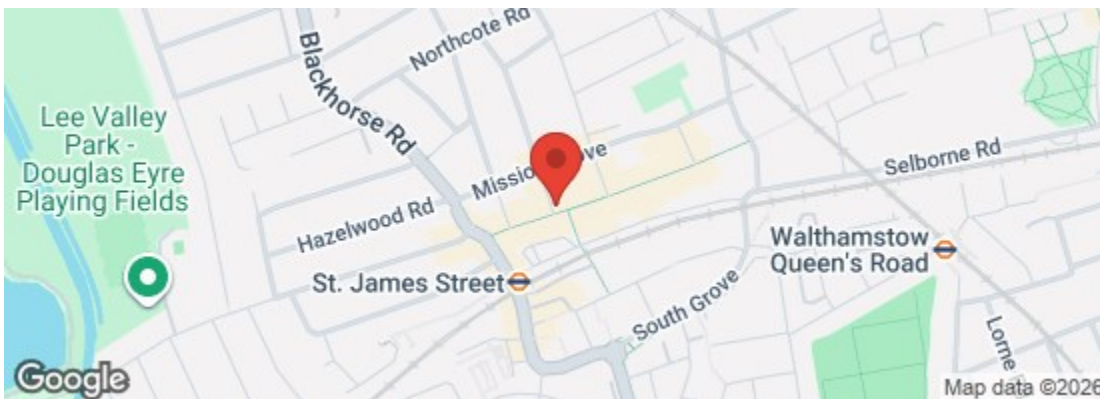
Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 1



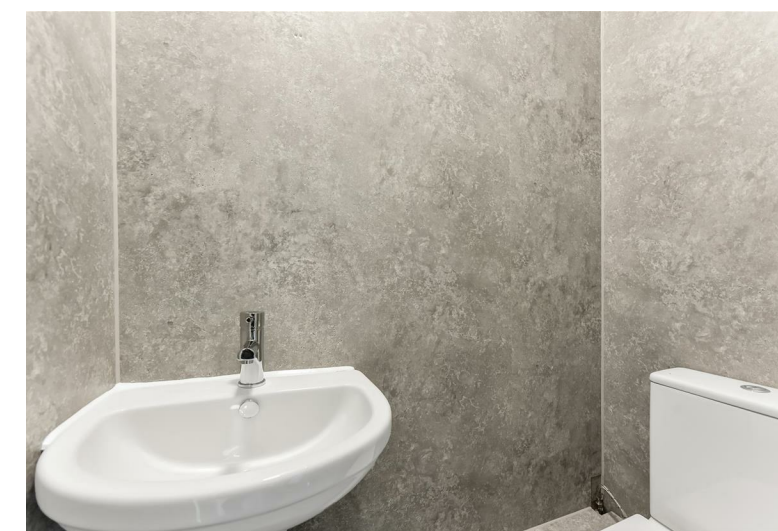
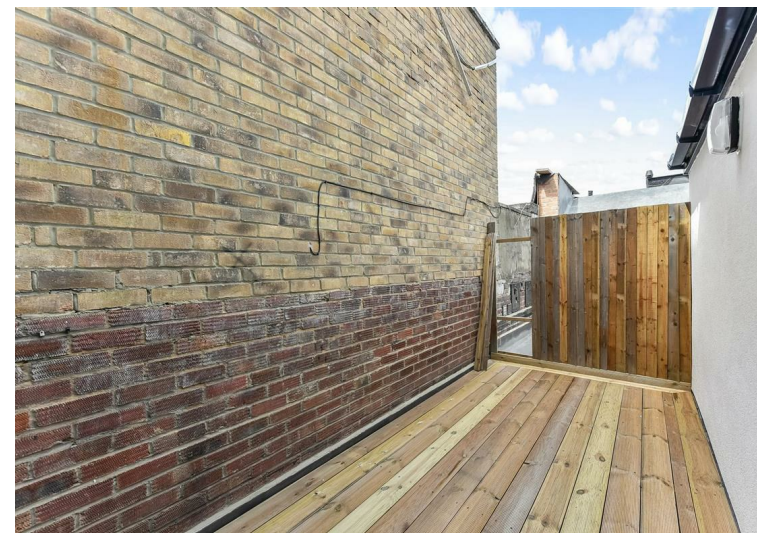
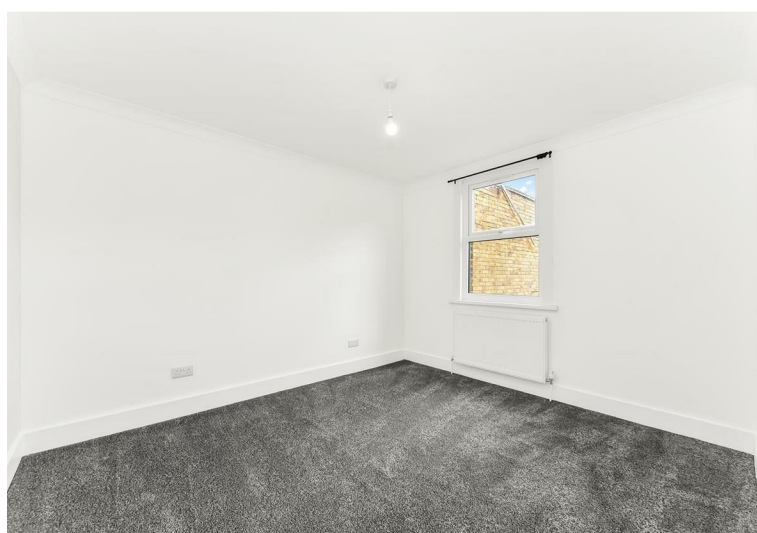
Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk

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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	77
	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.



Nestled in the vibrant area of Walthamstow, this newly refurbished four-bedroom flat offers a fantastic opportunity for those seeking modern living in a bustling location. Situated above a shop on the High Street, the property boasts a spacious reception room that provides a welcoming space for relaxation and socialising.

The flat features four well-proportioned bedrooms, making it ideal for families. The bathroom is conveniently located, ensuring ease of access for all residents. With double glazing throughout, the flat benefits from excellent insulation, keeping it warm and quiet, while the gas central heating system ensures comfort during the colder months.

This property is available now and is offered unfurnished, allowing you the freedom to personalise your new home to your taste. It is important to note that the flat operates under a selective licence, permitting a maximum of two sharers, making it a suitable choice for those who appreciate a quieter living environment.

Conveniently located close to St James Street Station, residents will enjoy easy access to public transport, connecting them to the wider London area. The vibrant local community offers a variety of shops, cafes, and amenities, ensuring that everything you need is within reach.

In summary, this purpose-built flat on High Street, Walthamstow, presents an excellent opportunity for comfortable living in a lively neighbourhood. With its modern features and prime location, it is sure to attract interest from those looking to make it their new home.

