



CHURCHILL
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Folkestone Road, Walthamstow, E17 9SD
£1,000 Per Month

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



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

Council: Waltham Forest | Council Tax Band: Exempt | Floor Area: 174.00 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.

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Nestled in the vibrant heart of Walthamstow, this charming studio apartment on Folkestone Road offers a perfect blend of modern living and convenience. Spanning a compact yet efficient 174 square feet, the property is designed to maximise space while providing all the essential comforts.

This studio features a well-appointed reception area that seamlessly integrates with the sleeping space, creating a cosy and inviting atmosphere. The bathroom is modern and functional, catering to all your daily needs. One of the standout features of this property is that all bills are included in the rent, covering council tax, gas, electricity, water rates, and Wi-Fi, allowing for hassle-free living.

The location is truly exceptional, with Walthamstow Central Victoria Line Station just a short stroll away, providing easy access to central London and beyond. Additionally, the charming Walthamstow Village is easily reachable, offering a delightful array of cafes, restaurants, and local shops to explore.

Whether you prefer a furnished or unfurnished space, this studio has been completely modernised throughout, ensuring a fresh and contemporary feel. This property is ideal for individuals seeking a stylish and convenient living space in one of London's most dynamic areas. Don't miss the opportunity to make this delightful studio your new home.

