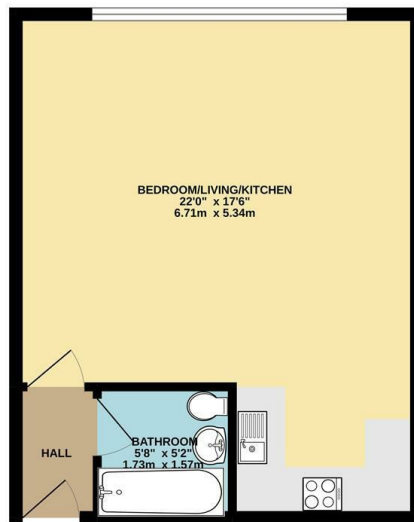


FIRST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 386 sq. ft. (35.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of items, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all dimensions and specifications from the relevant local authority and/or planning department. The services, systems and equipment shown here have been tested and are guaranteed as to their availability or efficiency to the best of our knowledge.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 365.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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.

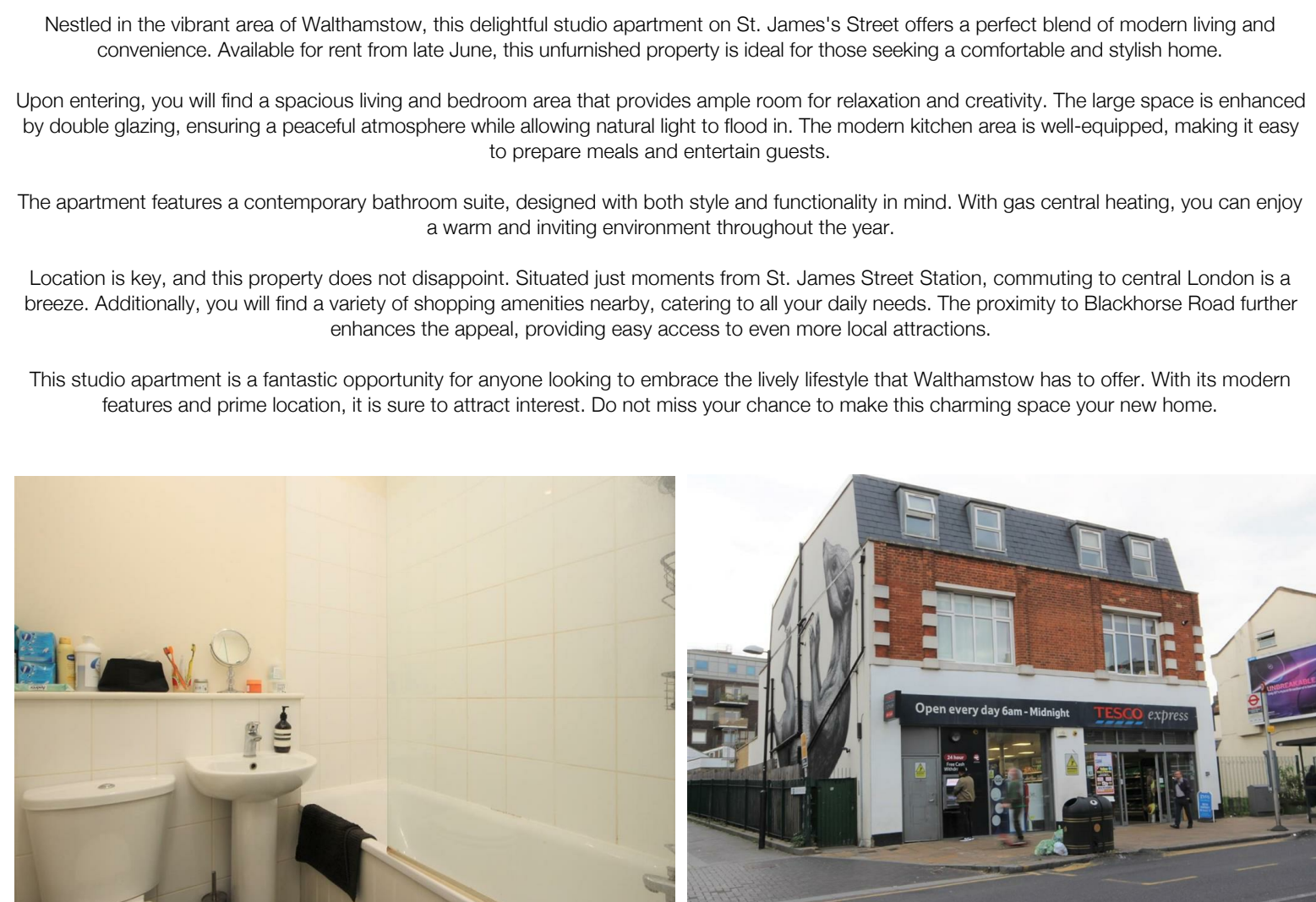


St. James's Street, Walthamstow, E17 7PJ
£1,325 Per Calendar Month

Bedrooms: 0 | Reception Rooms: 1 | Bathrooms: 1



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



Nestled in the vibrant area of Walthamstow, this delightful studio apartment on St. James's Street offers a perfect blend of modern living and convenience. Available for rent from late June, this unfurnished property is ideal for those seeking a comfortable and stylish home.

Upon entering, you will find a spacious living and bedroom area that provides ample room for relaxation and creativity. The large space is enhanced by double glazing, ensuring a peaceful atmosphere while allowing natural light to flood in. The modern kitchen area is well-equipped, making it easy to prepare meals and entertain guests.

The apartment features a contemporary bathroom suite, designed with both style and functionality in mind. With gas central heating, you can enjoy a warm and inviting environment throughout the year.

Location is key, and this property does not disappoint. Situated just moments from St. James Street Station, commuting to central London is a breeze. Additionally, you will find a variety of shopping amenities nearby, catering to all your daily needs. The proximity to Blackhorse Road further enhances the appeal, providing easy access to even more local attractions.

This studio apartment is a fantastic opportunity for anyone looking to embrace the lively lifestyle that Walthamstow has to offer. With its modern features and prime location, it is sure to attract interest. Do not miss your chance to make this charming space your new home.