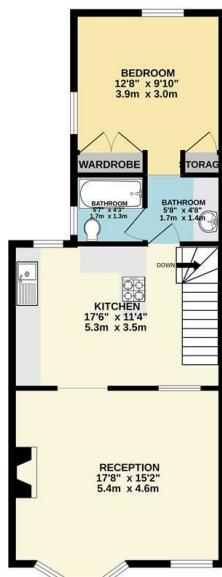




FIRST FLOOR  
688 sq ft (63.9 sq m) approx.



TOTAL FLOOR AREA: 688 sq ft (63.9 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. This plan is for descriptive purposes only and should not be used as such by any prospective purchaser. 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.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 688.00 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	80	80
(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

Forest Road, London, E17 6JQ  
£1,800 Per Month

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



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**

**CHURCHILL**  
estates



Nestled on the desirable Forest Road in London, this spacious first-floor flat offers a perfect blend of comfort and convenience. Available for immediate occupancy, this unfurnished one-bedroom property is ideal for those seeking a modern living space in a vibrant area.

Upon entering, you are welcomed by a large reception room that provides ample space for relaxation and entertaining. The room is filled with natural light, thanks to the double-glazed windows, creating a warm and inviting atmosphere. The generous bedroom boasts excellent storage options, ensuring that your belongings are neatly organised.

The flat features a well-appointed bathroom and benefits from gas central heating, ensuring a cosy environment throughout the year. Its prime location means you are just moments away from a variety of local amenities, including shops, cafes, and parks, making daily life both convenient and enjoyable.

Transport links in the area are excellent, providing easy access to the wider city and beyond. Whether you are commuting for work or exploring the vibrant culture of London, you will find that this property is perfectly situated to meet your needs.

This large one-bedroom flat on Forest Road is an excellent opportunity for anyone looking to settle in a lively part of London. With its spacious layout and proximity to essential services, it is sure to appeal to a wide range of potential tenants. Do not miss the chance to make this charming flat your new home.