

TOTAL FLOOR AREA: 537 sq ft (49.9 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of measurement. This plan is for illustrative purposes only and should be used as a guide only. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 580.00 sq ft



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Edward Road, Walthamstow, E17 6PB
 £1,600 Per Calendar Month

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



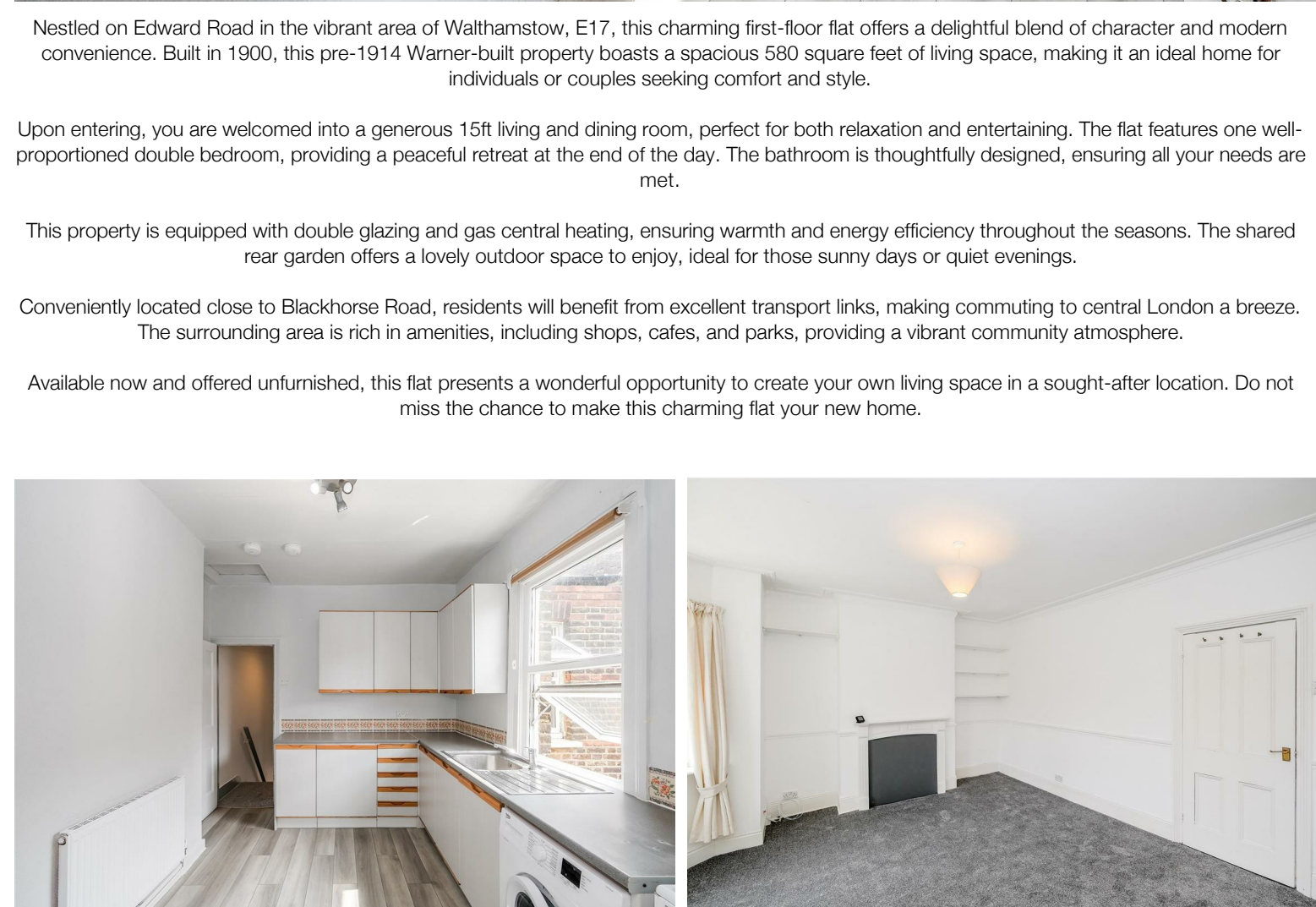
Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk

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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	EU Directive 2002/91/EC	69	77



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 on Edward Road in the vibrant area of Walthamstow, E17, this charming first-floor flat offers a delightful blend of character and modern convenience. Built in 1900, this pre-1914 Warner-built property boasts a spacious 580 square feet of living space, making it an ideal home for individuals or couples seeking comfort and style.

Upon entering, you are welcomed into a generous 15ft living and dining room, perfect for both relaxation and entertaining. The flat features one well-proportioned double bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring all your needs are met.

This property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the seasons. The shared rear garden offers a lovely outdoor space to enjoy, ideal for those sunny days or quiet evenings.

Conveniently located close to Blackhorse Road, residents will benefit from excellent transport links, making commuting to central London a breeze. The surrounding area is rich in amenities, including shops, cafes, and parks, providing a vibrant community atmosphere.

Available now and offered unfurnished, this flat presents a wonderful opportunity to create your own living space in a sought-after location. Do not miss the chance to make this charming flat your new home.