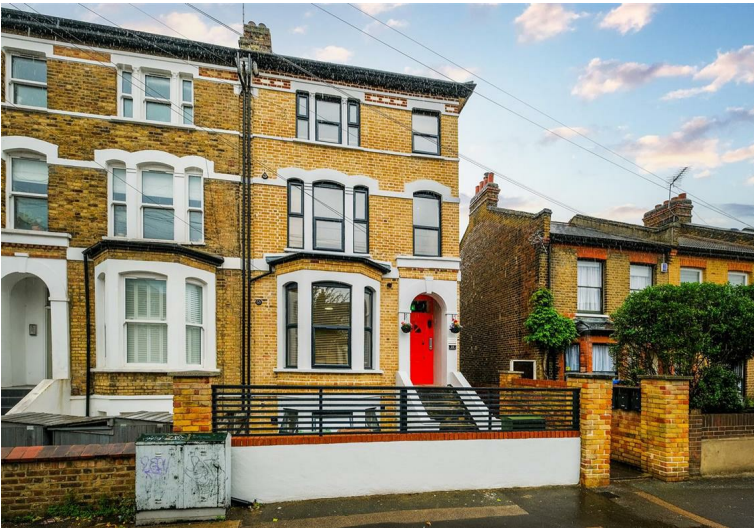
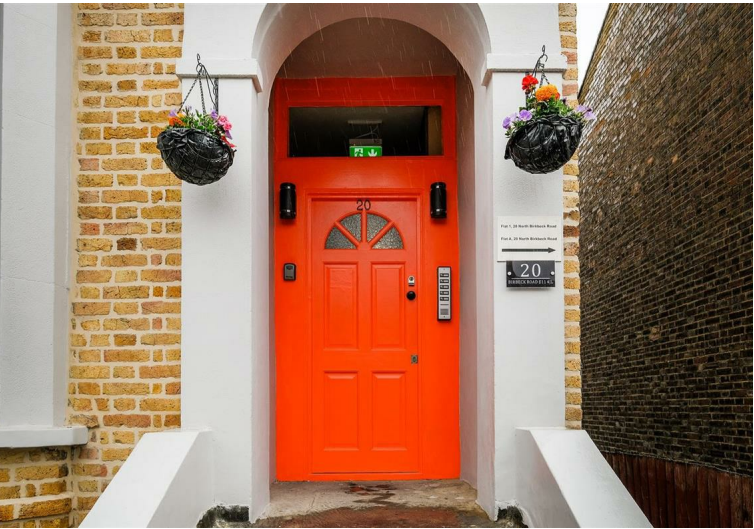




GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

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Council: Waltham Forest | Council Tax Band: B | Floor Area: 408.00 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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COMING SOON

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North Birkbeck Road, Leytonstone, E11 4JG
£1,500 Per Calendar Month

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



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



Nestled on North Birkbeck Road in the vibrant area of Leytonstone, this charming one-bedroom flat offers a delightful living experience. Situated on the first floor of a well-maintained conversion, the property spans an inviting 408 square feet and is presented in excellent condition, making it an ideal choice for those seeking a comfortable home.

As you enter, you are welcomed into a modern open-plan living room and kitchen, which creates a spacious and airy atmosphere, perfect for both relaxation and entertaining. The contemporary design is complemented by ample natural light, thanks to the double-glazed windows that enhance the flat's warmth and energy efficiency.

The bedroom is a tranquil retreat, providing a peaceful space to unwind after a long day. The modern bathroom is stylishly appointed, ensuring convenience and comfort for daily routines. The flat is also equipped with gas central heating, ensuring a cosy environment throughout the colder months.

Conveniently located, this property is just a short distance from Leyton Central Line Station, offering excellent transport links to central London and beyond. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, making it a vibrant community to call home.

Available from the beginning to mid-October and offered unfurnished, this flat presents a fantastic opportunity for individuals or couples looking to settle in a lively and well-connected neighbourhood. Do not miss the chance to make this lovely flat your new home.

