



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council: Waltham Forest | Council Tax Band: B | Floor Area: 398.00 sq ft

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

Church Hill, Walthamstow, E17 3AB  
£1,500 Per Calendar Month

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



**CHURCHILL**  
estates

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



Nestled in the heart of Walthamstow, this charming top floor flat conversion on Church Hill offers a delightful living experience. Available for rent from mid to late April 2026, this unfurnished one-bedroom apartment is perfect for those seeking a modern yet comfortable home.

As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat boasts a well-appointed double bedroom, ensuring a peaceful retreat at the end of the day. The modern fitted kitchen is a highlight, equipped with contemporary appliances that make cooking a pleasure.

The property features a stylish modern shower room, designed for both functionality and comfort. With double glazing throughout, you can enjoy a quiet and energy-efficient living space. Additionally, the security entryphone system offers peace of mind, ensuring your safety and privacy.

One of the standout features of this flat is the stunning views across Docklands, providing a picturesque backdrop to your daily life. The central location of Walthamstow means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and excellent transport links, making it easy to explore the vibrant surroundings.

This flat is an excellent opportunity for anyone looking to embrace the charm of Walthamstow while enjoying modern conveniences. Don't miss your chance to make this lovely apartment your new home.

