

TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 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: C | Floor Area: 764.00 sq ft

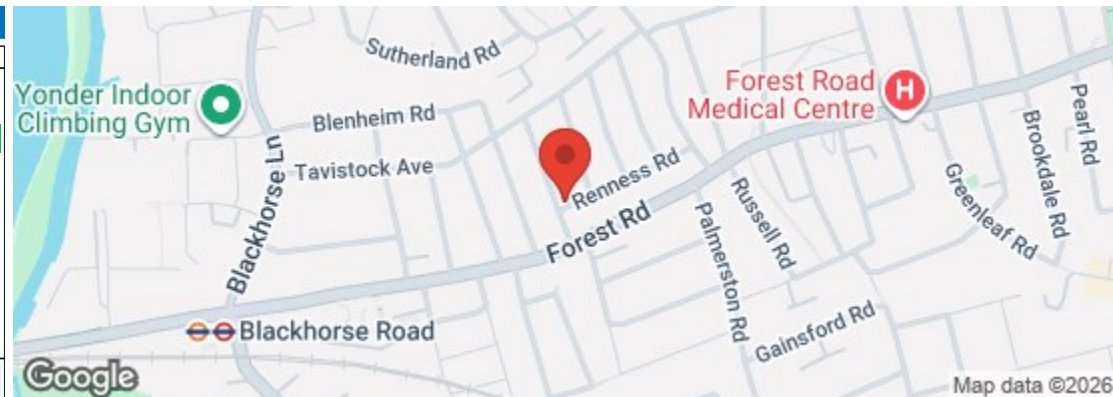


**CHURCHILL**  
estates

Chatham Road, Walthamstow, E17 6EU  
£2,000 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)



Nestled on the charming Chatham Road in Walthamstow, this delightful Victorian terraced house offers a perfect blend of classic character and modern convenience. Available now, this part-furnished property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter the home, you are welcomed into a well-proportioned reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The ground floor boasts a convenient bathroom, while a first-floor cloakroom adds to the practicality of the layout. The property is equipped with double glazing throughout, ensuring a peaceful and energy-efficient environment, complemented by gas central heating for those cooler months.

The end terrace position provides added privacy and a sense of space, while the proximity to Blackhorse Road Station makes commuting a breeze, connecting you effortlessly to central London and beyond. The surrounding area is vibrant and offers a variety of local amenities, including shops, cafes, and parks, enhancing the appeal of this lovely home.

This Victorian house is not just a place to live; it is a wonderful opportunity to embrace a lifestyle in one of Walthamstow's most sought-after locations. With its charming features and modern comforts, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

