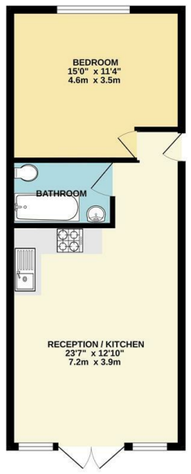
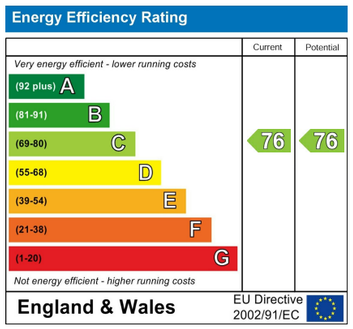
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

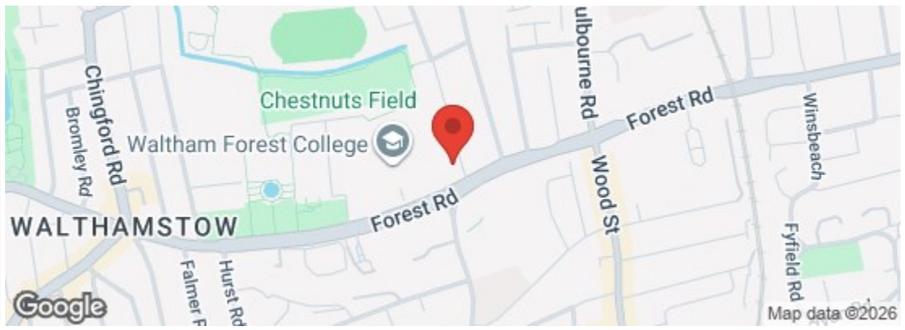


TOTAL FLOOR AREA : 417 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

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





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

CHURCHILL estates

Spruce Hills Road, Walthamstow, E17 4LD

£1,695 Per Calendar Month

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

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

Nestled on the charming Spruce Hills Road in Walthamstow, E17, this delightful one-bedroom flat offers a perfect blend of modern living and convenience. Available for rent from late August, this unfurnished ground floor flat is ideal for those seeking a comfortable and stylish home.

Upon entering, you will find a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. The flat boasts a contemporary kitchen, equipped with modern appliances, making it a joy for any home cook. The bathroom is equally modern, ensuring a pleasant experience for daily routines.

One of the standout features of this property is the private garden, a rare find in urban living. This outdoor space is perfect for enjoying a morning coffee or hosting friends during the warmer months.

The flat is situated in close proximity to essential amenities and excellent transport links, including Wood Street Station, which is just a short walk away. This makes commuting to central London and beyond both easy and convenient.

Additional benefits include gas central heating and double glazing, ensuring comfort throughout the year. This property is a fantastic opportunity for anyone looking to enjoy a modern lifestyle in a vibrant area. Don't miss your chance to make this lovely flat your new home.