



FIRST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA - 622 sq.ft. (57.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, we cannot be held responsible for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide for prospective purchasers. The actual layout and specifications may vary from those shown and no guarantee is given. www.churchill-estates.co.uk

Council: Waltham Forest | Council Tax Band: C | Floor Area: 622.00 sq ft



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Delamere Court, Walthamstow, E17 4GB
£1,850 Per Calendar Month

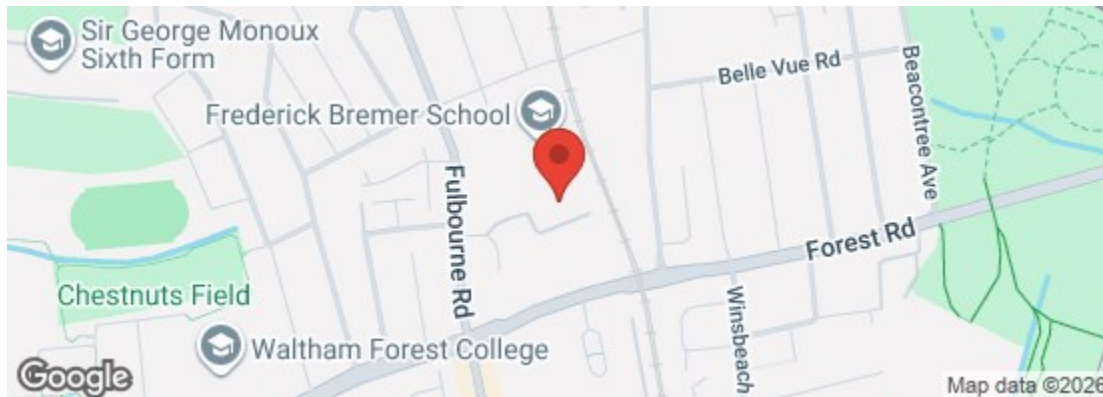
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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		81	81
(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.



Welcome to Delamere Court, a delightful two-bedroom first-floor flat located in the vibrant area of Walthamstow. Spanning an impressive 622 square feet, this modern property is perfect for those seeking a comfortable and stylish living space.

As you enter the flat, you are greeted by a spacious open-plan lounge and kitchen area, ideal for both relaxation and entertaining. The contemporary design is complemented by ample natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped, making it a joy to prepare meals and host gatherings.

The flat features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is tastefully designed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind after a long day. Additionally, the flat benefits from gas central heating, ensuring a cosy environment throughout the year.

For added convenience, this property comes with an allocated parking space and an entry phone system, enhancing your security and ease of access. The on-site concierge is an added bonus, providing assistance and peace of mind.

Situated close to Wood Street Station, this flat offers excellent transport links, making it easy to explore the wider area and beyond. With its modern finishes and prime location, this property is an excellent opportunity for anyone looking to make Walthamstow their home. Available mid-July and unfurnished, this flat is ready for you to add your personal touch. Don't miss out on this fantastic opportunity!

