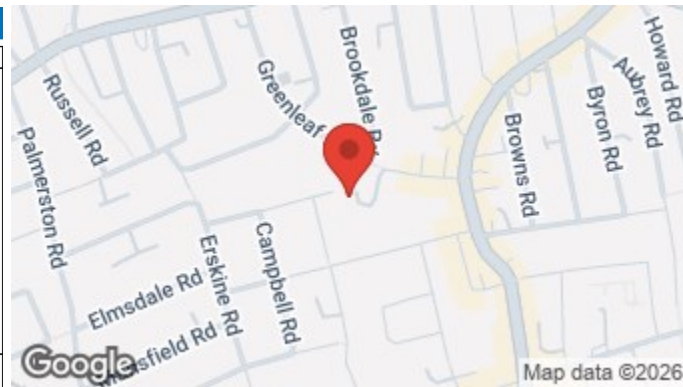




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



5 week security deposit - £2,076.00

EPC rating - C

Council Tax Band - C

12 Month Minimum Tenancy - 6 Month break clause may be available

**CHURCHILL**  
estates

To view call **0208 503 6060**  
Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

Available Beginning of March | Unfurnished | Two Bedrooms | Modern Decor | Double Glazed | Gas Central Heating | Balcony | Walthamstow Central | Lloyd Park | Parking Available

**CHURCHILL**  
estates



**Boleyn Close, Walthamstow, E17 6QZ**  
**£1,800 Per Calendar Month**



To view call **0208 503 6060**  
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Nestled in the vibrant area of Walthamstow, E17, this delightful two-bedroom flat on Boleyn Close offers a perfect blend of modern living and convenience. Spanning an impressive 516 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a bright reception room, ideal for relaxation or entertaining guests. The flat features two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring functionality and style.

The property is adorned with modern decor throughout, complemented by double glazing that enhances energy efficiency and noise reduction. Gas central heating ensures a warm and inviting atmosphere during the cooler months.

One of the standout features of this flat is the charming balcony, perfect for enjoying a morning coffee or unwinding after a long day. Additionally, parking for one vehicle is available, a valuable asset in this bustling area.

Situated close to Walthamstow Central and Lloyd Park, residents will benefit from excellent transport links and a variety of local amenities, including shops, cafes, and parks. This property is available from the beginning of March and is offered unfurnished, allowing you the freedom to create your own personal sanctuary.

In summary, this modern flat in Walthamstow presents an excellent opportunity for those seeking a comfortable and stylish home in a lively community. Don't miss the chance to make this lovely property your own.

