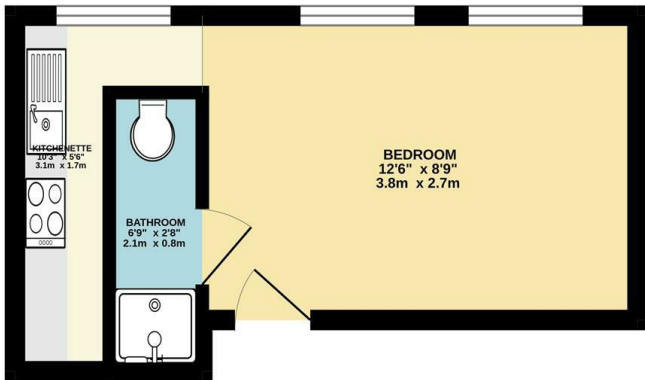




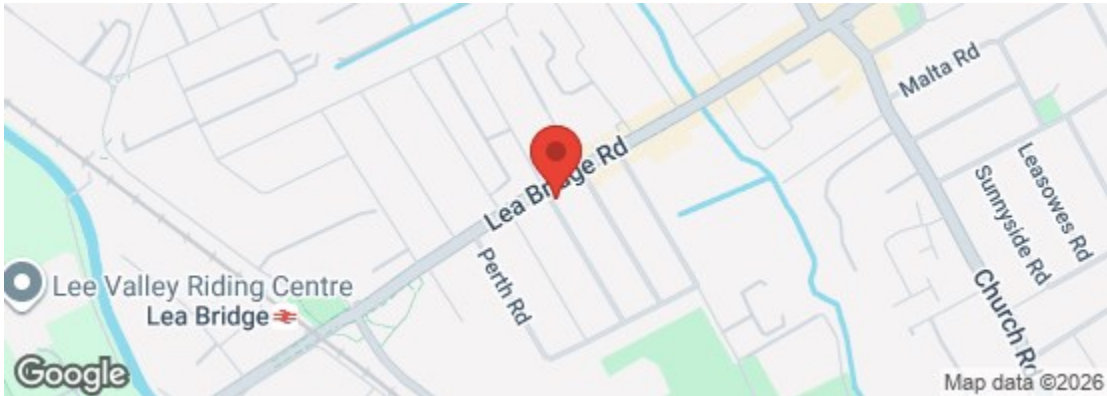
GROUND FLOOR
165 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA: 165 sq.ft. (15.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint 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 Metaphor C2024

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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Bloxhall Road, London, E10 7LR
£1,250 Per Calendar Month

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



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



Welcome to this charming modern studio apartment located in the desirable area of Bloxhall Court, Leyton, E10. This delightful property is available for immediate occupancy and offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space.

The studio features a well-designed layout that maximises space and light, comprising a welcoming reception area that seamlessly integrates with the sleeping quarters. The modern bathroom is equipped with contemporary fixtures, ensuring a pleasant experience. The kitchen is fitted with essential appliances, making it easy to prepare meals at home.

One of the standout features of this apartment is the small courtyard garden, providing a lovely outdoor space to relax and unwind. Additionally, the property comes with water rates, Wi-Fi, and council tax included, offering you peace of mind and simplifying your monthly expenses.

Situated just a short distance from Lea Bridge Road Station, this location offers excellent transport links, making it easy to commute to central London and beyond. Whether you are looking to explore the vibrant local area or enjoy the tranquillity of your own space, this studio apartment is a wonderful opportunity.

Available either part furnished or unfurnished, this modern studio is ready to become your new home. Do not miss the chance to view this delightful property; it truly is a gem in Leyton.

