



TOTAL FLOOR AREA: 167 sq ft (15.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings. The agent makes no representation or warranty as to the accuracy or completeness of the information provided. The agent makes no representation or warranty as to the accuracy or completeness of the information provided. The agent makes no representation or warranty as to the accuracy or completeness of the information provided.

Council: Waltham Forest | Council Tax Band: B | 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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Edward Road, Walthamstow, E17 6PA
£2,100 Per Month

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



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



Nestled on Edward Road in the vibrant area of Walthamstow, this newly refurbished two-bedroom maisonette offers a delightful living experience. Available now and unfurnished, this property is perfect for those looking to make it their own.

Upon entering, you will find a spacious open-plan kitchen and living room, ideal for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and inviting atmosphere. The flat also enjoys impressive views from the kitchen/living room across the London skyline, stretching as far as Alexandra Palace. The maisonette features one well-appointed bathroom, ensuring convenience for residents.

Situated on the first floor of a charming Warner flat, this property benefits from double glazing, which enhances energy efficiency and provides a peaceful retreat from the hustle and bustle of city life. Gas central heating ensures that the home remains cosy during the colder months.

One of the standout features of this property is the shared rear garden, offering a lovely outdoor space for residents to enjoy. Whether you wish to unwind with a book or host a small gathering, this garden provides a perfect setting.

The flat is also ideally located within close proximity to Walthamstow Wetlands, providing easy access to one of Europe's largest urban nature reserves. Location is key, and this maisonette is conveniently situated near Blackhorse Road Station, making commuting to central London a breeze. Walthamstow itself is known for its vibrant community, with an array of shops, cafés and parks nearby, providing a rich lifestyle for its residents.

This property is an excellent opportunity for those seeking a modern, comfortable home in a lively area. Do not miss the chance to make this maisonette your new residence.

