

TOTAL FLOOR AREA: 233 sq.ft. (21.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of sites, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent, agent's employees and agents' agents accept no responsibility for any error, omission or misstatement and no guarantee as to their accuracy or efficiency can be given.
Map data ©2026

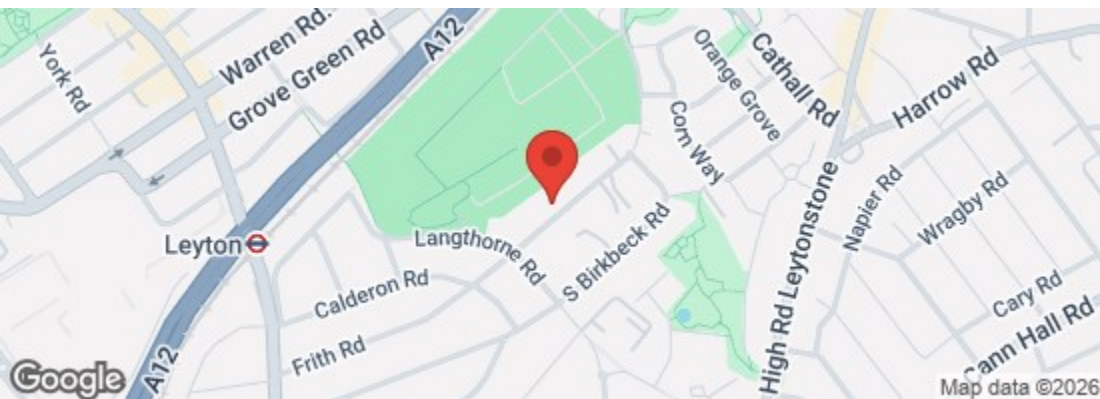
Council: Waltham Forest | Council Tax Band: A | Floor Area: 355.00 sq ft

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North Birkbeck Road, Leytonstone, E11 4JG
£1,400 Per Calendar Month

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

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	
		74	78



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



Nestled on North Birkbeck Road in the vibrant area of Leytonstone, this charming studio flat offers a perfect blend of modern living and convenience. Spanning an impressive 355 square feet, this ground floor flat is presented in excellent condition, making it an ideal choice for those seeking a comfortable and stylish home.

Upon entering, you will be greeted by a modern open-plan living room and kitchen, designed to maximise space and light. The contemporary kitchen is well-equipped, providing a delightful area for cooking and entertaining. The studio layout ensures that the living space is both functional and inviting, perfect for relaxation after a long day.

The property features a well-appointed bathroom, complete with modern fixtures, ensuring your daily routines are both comfortable and efficient. Double glazing throughout the flat enhances energy efficiency and provides a peaceful atmosphere, while gas central heating ensures warmth during the cooler months.

One of the standout features of this property is the large communal garden, offering a lovely outdoor space for residents to enjoy. Whether you wish to unwind with a book or socialise with neighbours, this garden provides a serene escape from the hustle and bustle of city life.

Conveniently located, the flat is just a short distance from Leyton Central Line Station, providing excellent transport links to central London and beyond. This makes it an ideal choice for commuters or anyone looking to explore the vibrant offerings of the capital.

Available now and unfurnished, this studio flat presents a fantastic opportunity for individuals or couples seeking a modern living space in a desirable location. Don't miss your chance to make this delightful property your new home.

