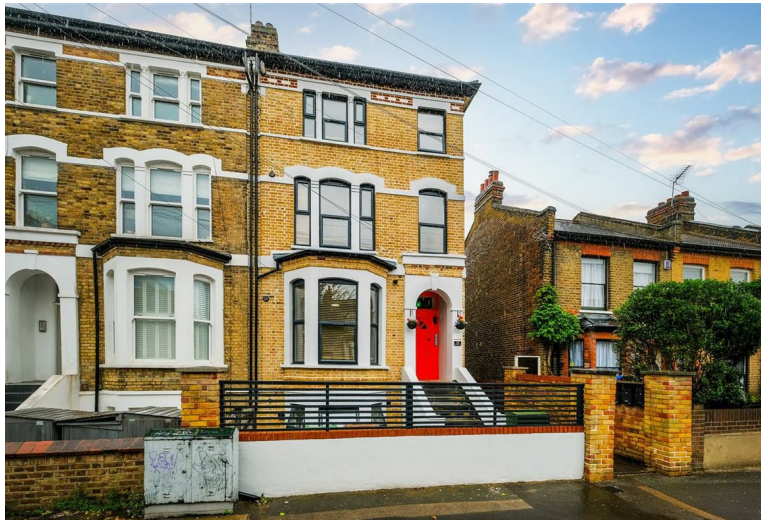




TOTAL FLOOR AREA: 424 sq.ft. (39.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, counts and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the figures and to obtain a professional valuation of the property.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 384.00 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.

**CHURCHILL**  
estates

North Birkbeck Road, Leytonstone, E11 4JG  
£1,675 Per Calendar Month

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



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

**CHURCHILL**  
estates



Nestled in the vibrant area of Leytonstone, this charming two-bedroom flat on North Birkbeck Road offers a delightful blend of modern living and convenience. Spanning an efficient 384 square feet, this third-floor conversion flat is presented in excellent condition, making it an ideal choice for those seeking a stylish and comfortable home.

Upon entering, you will be greeted by a contemporary open-plan living room and kitchen, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, allowing for a seamless cooking experience. The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern bathroom is tastefully designed, ensuring a refreshing retreat.

This property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Its location is particularly advantageous, with Leyton Central Line Station just a short walk away, offering excellent transport links to central London and beyond.

Available unfurnished from early August, this flat is perfect for those looking to make their mark in a thriving community. Whether you are a first-time buyer or seeking a rental opportunity, this property is a must-see. Embrace the chance to live in a modern, well-appointed flat in one of East London's most sought-after areas.

