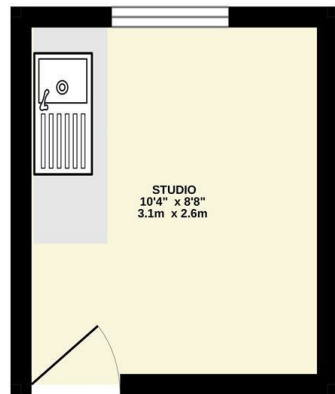




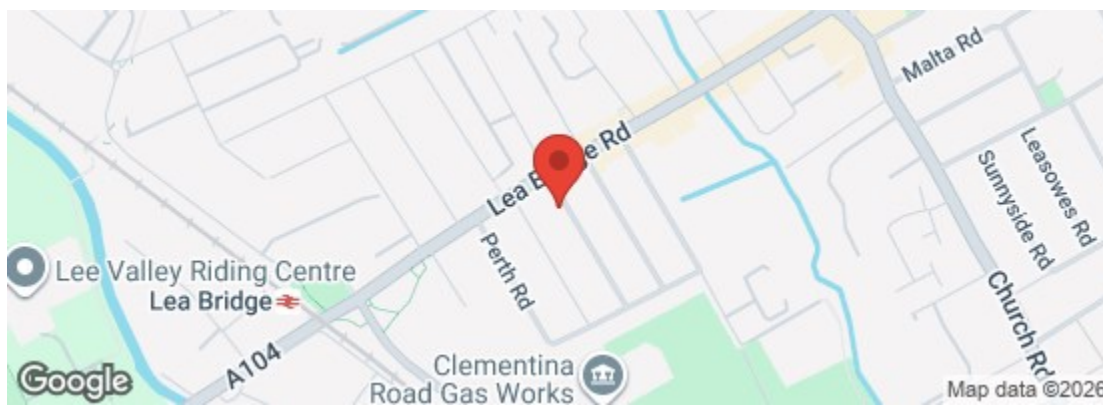
GROUND FLOOR  
89 sq.ft. (8.3 sq.m.) approx.



TOTAL FLOOR AREA: 89 sq.ft. (8.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor area measurement, it does not constitute a guarantee 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 for the prospective purchaser. The floor area is measured in accordance with the current best practice and is not intended to be used as a basis for any legal proceedings. The floor area is measured in accordance with the current best practice and is not intended to be used as a basis for any legal proceedings. The floor area is measured in accordance with the current best practice and is not intended to be used as a basis for any legal proceedings.

Council: Waltham Forest | 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	



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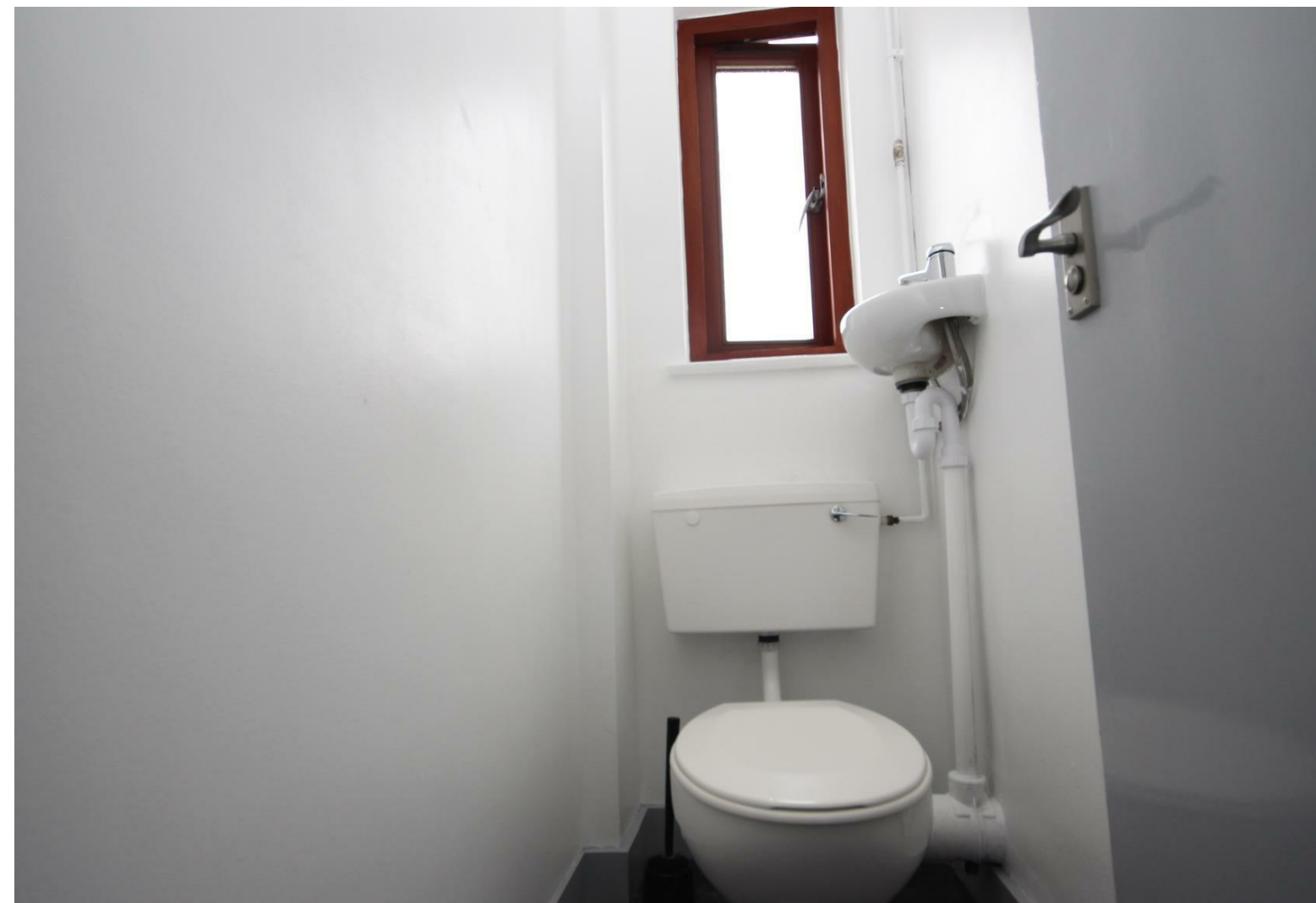
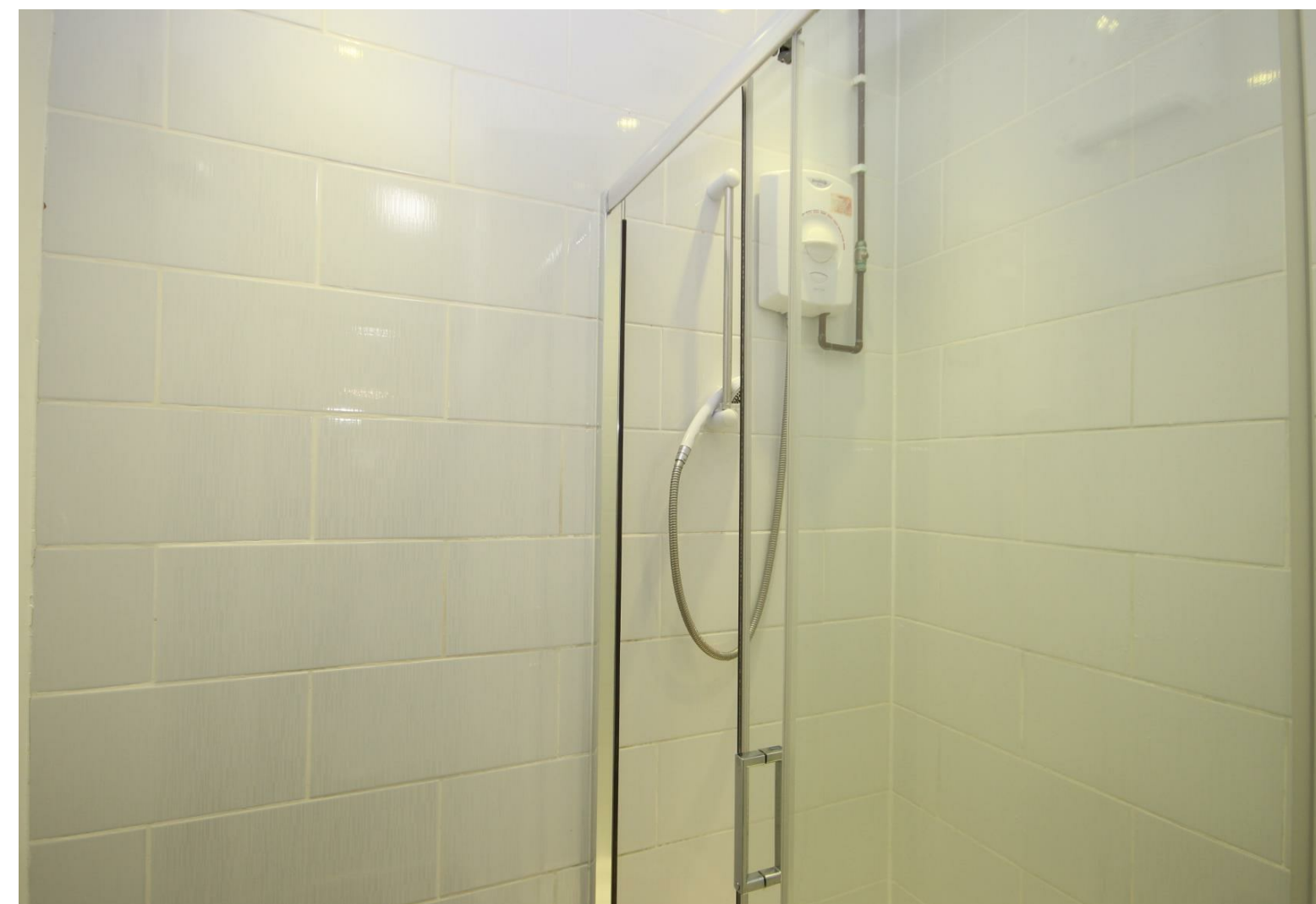
Bloxhall Road, London, E10 7LR  
£575 Per Calendar Month

Bedrooms: 1 | Reception Rooms: 0 | Bathrooms: 0



Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

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Available Now - Unfurnished - Churchill Estates are offering this furnished bed sit flat located within an imposing period building. The property offers a communal bathroom and utility/washing room. Water rates, Council Tax and Wifi bills are INLCUDED. The property also benefits from a small courtyard garden which can be used as bicycle storage.

The property is located on Bloxhall road within the ever-popular Clementina Estate with Lea Bridge Station, Local Bus/Cycle Routes & Shopping Amenities within close proximity.

Call one of our friendly, helpful team now on 020 8503 6060 to book your appointment to view. Don't miss the opportunity to make this bedsit your own and experience the best of London living. Contact us today to arrange a viewing and take the first step towards calling this charming property your new home.

