



TOTAL FLOOR AREA - 521 sq. ft. (48.4 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurement of doors, windows, 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 be used as such for any prospective purchase. The services, systems and equipment shown here are not intended as a guarantee of their operation or efficiency can be given.
Made with Metaphor (2022)

Council: Waltham forest | Council Tax Band: B | Floor Area: 521.00 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.

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Forest Road, London, E17 6JQ
£1,700 Per Calendar Month

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



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



Available 22nd March 2025 - Unfurnished - Churchill Estates are please to offer this One Bedroom Ground Floor Victorian Conversion Flat . The property is well situated for access to Blackhorse Road Station, Local Bus and Cycle Routes, Walthamstow Market, Reservoir & Marshes.

The property is comprised of a bright living room with characterful brick fireplace, spacious kitchen / dining room with appliances which has an island with incorporated hob, good sized double bedroom with large bay windows, utility room and three-piece bathroom suite, the property further benefits from an additional W/C and generous storage.

The property is double glazed and has gas central heating. Early Viewings advised.

EPC rating - D

Council Tax Band - B

5 week security deposit - £1955

