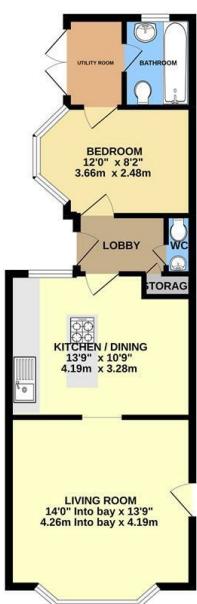




GROUND FLOOR
521 sq ft (48.4 sq m) approx.



TOTAL FLOOR AREA: 521 sq ft (48.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed. This plan is for illustrative purposes only and should be used to such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures 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.

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 | 67 | 76 |
| (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.

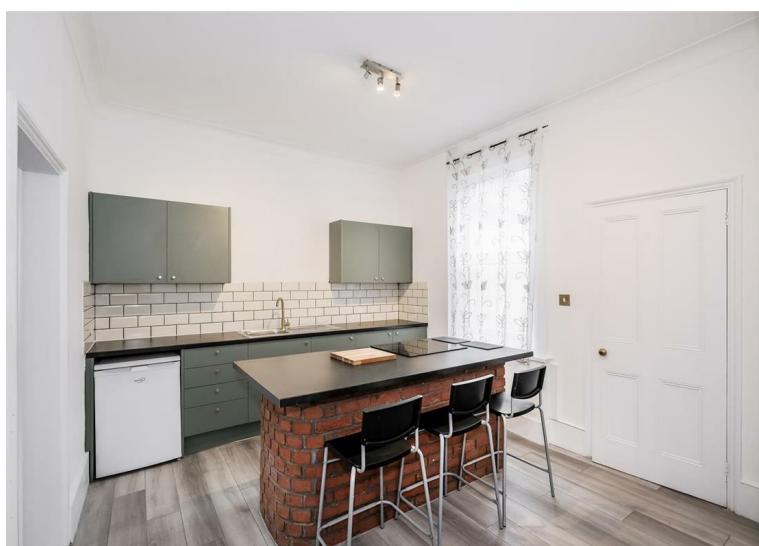
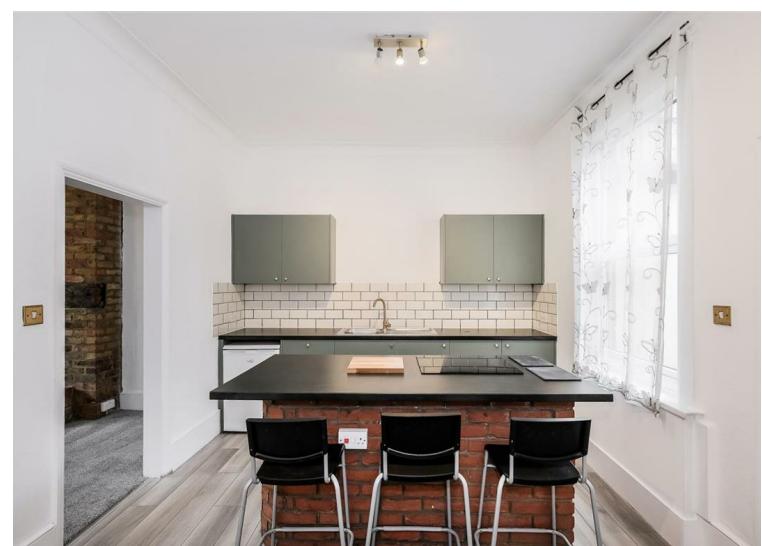
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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

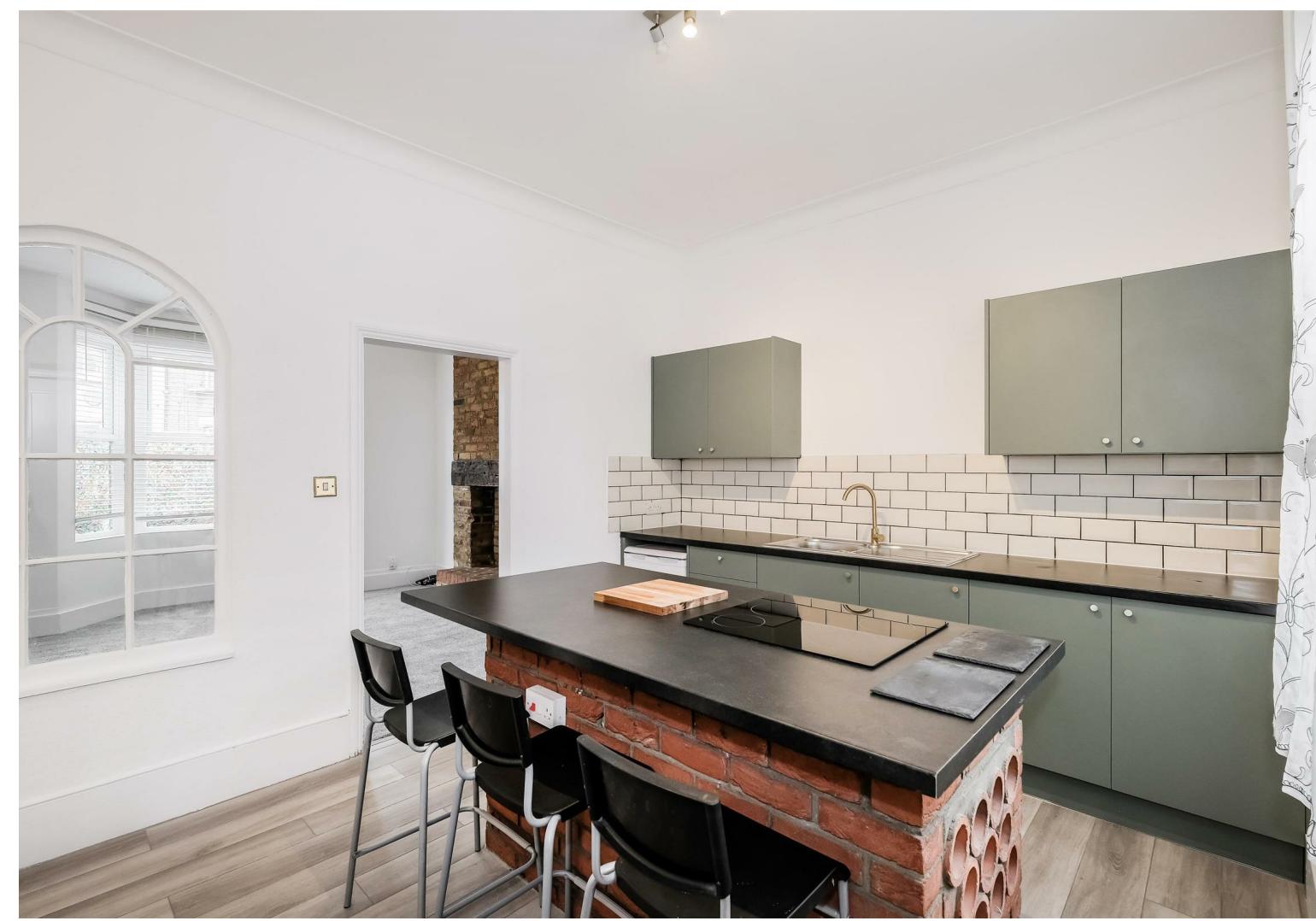
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



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Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**



Available 22nd March 2025 - Unfurnished - Churchill Estates are pleased 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

