



TOTAL APPROX. FLOOR AREA 256 SQ.FT. (23.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council: Waltham Forest | Council Tax Band: A | Floor Area: 226.00 sq ft



**CHURCHILL**  
estates

23 Church Hill, Walthamstow, E17 3AB  
£1,400 Per Calendar Month

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



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

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.



Nestled in the heart of Walthamstow, this modern studio apartment at 23 Church Hill offers a perfect blend of comfort and convenience. Spanning an efficient 226 square feet, this second-floor flat is ideal for those seeking a stylish yet practical living space.

Upon entering, you will find a well-designed layout that maximises the use of space. The reception room is bright and airy, enhanced by high-quality double glazing that ensures a peaceful atmosphere. A charming Juliet balcony invites natural light, creating a warm and inviting environment. The separate kitchen area is fitted with modern appliances, making it a delightful space for culinary enthusiasts.

The apartment features a contemporary shower suite, designed with modern fixtures that provide both functionality and style. Gas central heating ensures a cosy home throughout the year, while the security entry phone system adds an extra layer of safety and peace of mind.

Located in a vibrant area, Walthamstow Central offers a plethora of amenities, including shops, cafes, and excellent transport links, making it an ideal choice for those who appreciate urban living. This unfurnished studio apartment will be available for rent in mid to late July, presenting a fantastic opportunity for individuals or couples looking to settle in a dynamic community.

In summary, this modern studio flat is a superb choice for anyone seeking a comfortable and stylish home in Walthamstow. With its prime location and thoughtful design, it is sure to attract interest from discerning renters.