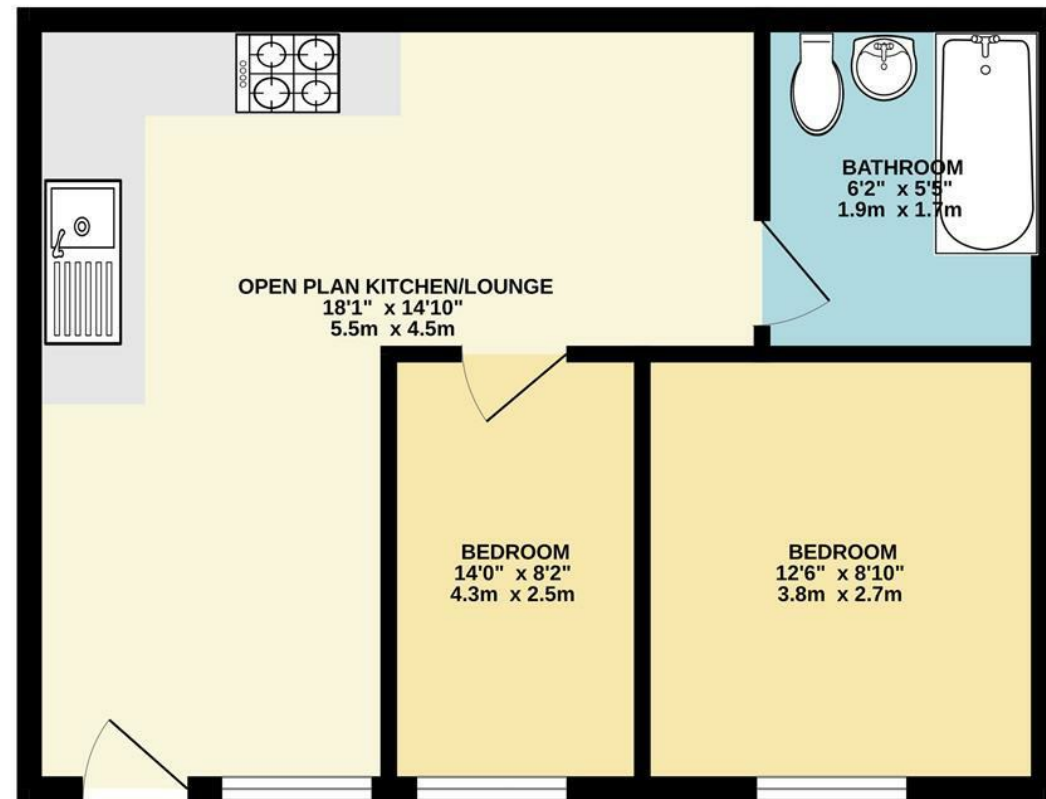


SECOND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	



EPC Rating | C  
5 Week Deposit | £1673.00  
12 Month Tenancy with 6 Month Break Clause  
Council Tax Band | B

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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Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

Available Now | Unfurnished | Two Double Bedroom | Modern Kitchen | Modern Bathroom | Double Glazing | Gas central Heating | Immediately located for access to Walthamstow Central | Second Floor Apartment

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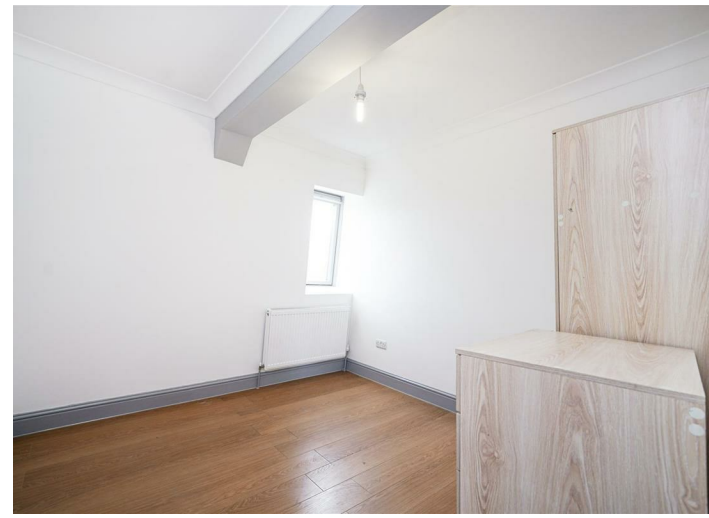


**Priory Avenue, Walthamstow, E17 7QP**  
**£1,650 Per Calendar Month**



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Available Now - Unfurnished - Churchill Estates are delighted to offer this well presented Two Double Bedroom Second Floor Apartment located moments from Walthamstow Central Station, Local Bus Routes & Shopping Amenities. The property is double glazed and gas centrally heated and benefits from a security entryphone system, modern fitted Kitchen and bathroom suite.

Early Viewings advised.

