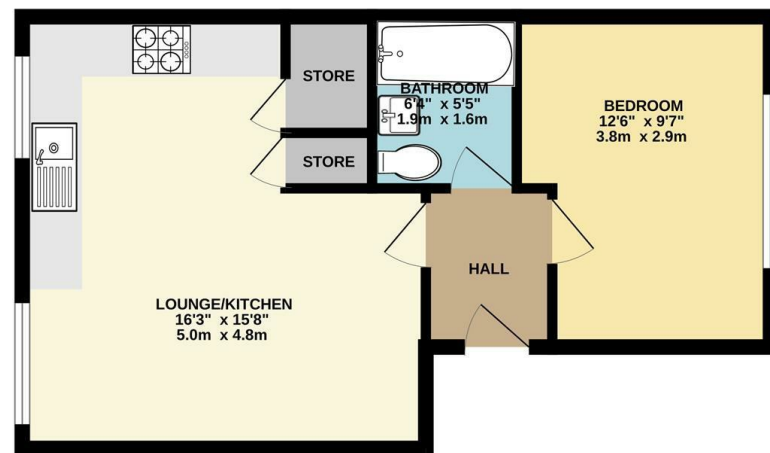




1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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.
Made with Metropac (2024)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 927.00 sq ft

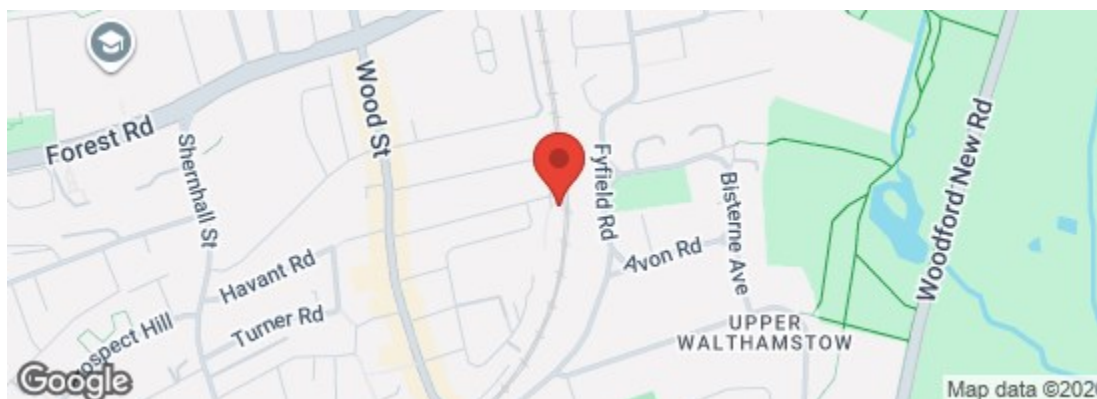


CHURCHILL
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Clay Court, 84 Waverley Road, Walthamstow, E17 3LQ
£1,800 Per Calendar Month

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

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		40	75
	EU Directive 2002/91/EC		

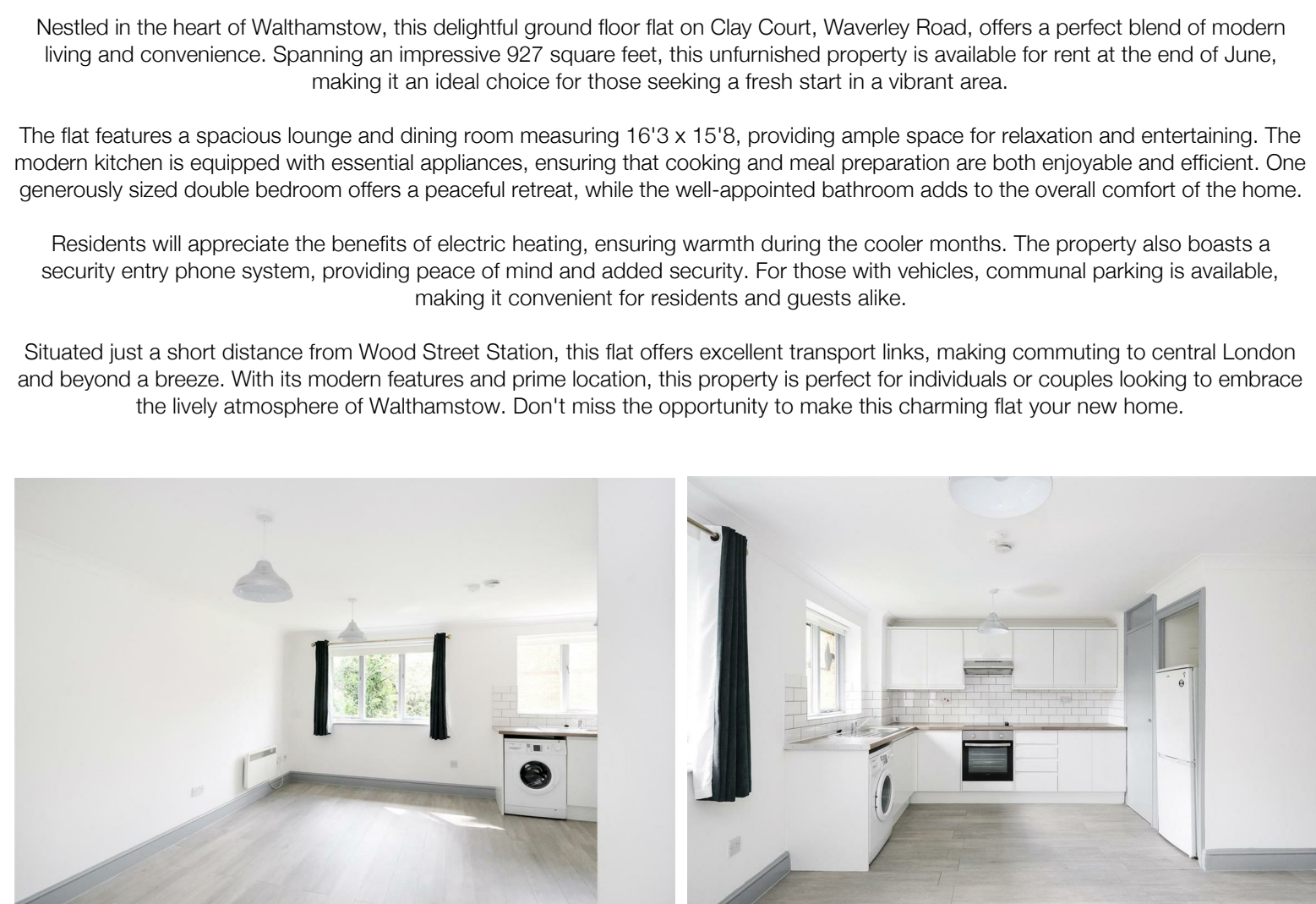


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Nestled in the heart of Walthamstow, this delightful ground floor flat on Clay Court, Waverley Road, offers a perfect blend of modern living and convenience. Spanning an impressive 927 square feet, this unfurnished property is available for rent at the end of June, making it an ideal choice for those seeking a fresh start in a vibrant area.

The flat features a spacious lounge and dining room measuring 16'3 x 15'8, providing ample space for relaxation and entertaining. The modern kitchen is equipped with essential appliances, ensuring that cooking and meal preparation are both enjoyable and efficient. One generously sized double bedroom offers a peaceful retreat, while the well-appointed bathroom adds to the overall comfort of the home.

Residents will appreciate the benefits of electric heating, ensuring warmth during the cooler months. The property also boasts a security entry phone system, providing peace of mind and added security. For those with vehicles, communal parking is available, making it convenient for residents and guests alike.

Situated just a short distance from Wood Street Station, this flat offers excellent transport links, making commuting to central London and beyond a breeze. With its modern features and prime location, this property is perfect for individuals or couples looking to embrace the lively atmosphere of Walthamstow. Don't miss the opportunity to make this charming flat your new home.