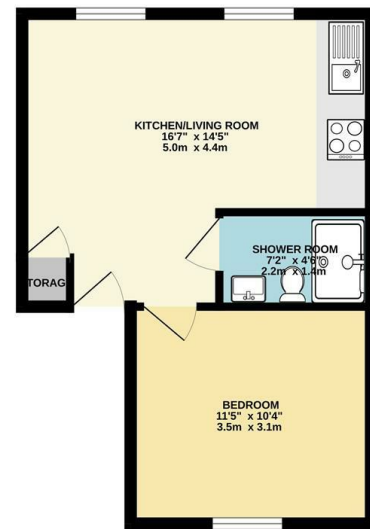




FIRST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 347 sq.ft. (32.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs 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 a guide to the prospective purchaser. The services, contents and equipment shown here are not intended as a guarantee. An in-depth survey can be given. [www.churchill-estates.co.uk](http://www.churchill-estates.co.uk)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 398.00 sq ft



**CHURCHILL**  
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Orford Road, Walthamstow, E17 9NL  
£1,800 Per Calendar Month

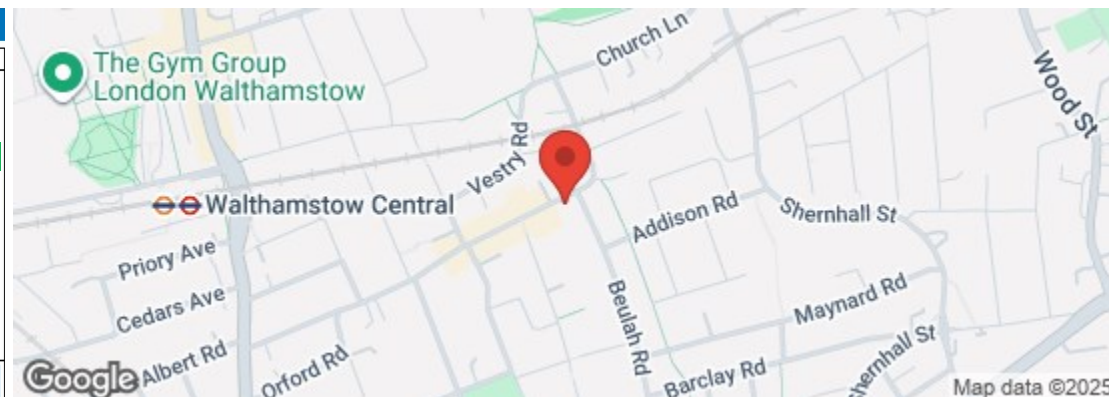
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(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 vibrant heart of Walthamstow Village, this charming one-bedroom flat on Orford Road offers a delightful blend of comfort and convenience. Spanning an inviting 398 square feet, this first-floor residence is perfect for those seeking a modern living space in a lively community.

Upon entering, you will be greeted by a spacious open-plan living and kitchen area, ideal for both relaxation and entertaining. The design maximises natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen provides ample space for culinary pursuits, making it a joy to prepare meals at home.

The flat features a comfortable bedroom, providing a peaceful retreat at the end of the day. The three-piece shower room is stylishly designed, ensuring a refreshing start to your mornings. With double glazing throughout, the property benefits from excellent insulation, while electric heating ensures a cosy environment during the cooler months.

Situated just a stone's throw from local amenities, you will find an array of shops, cafes, and restaurants right on your doorstep. Additionally, Walthamstow Central underground station is within close proximity, offering easy access to central London and beyond.

Available from mid-December, this flat presents an excellent opportunity for individuals or couples looking to embrace the vibrant lifestyle that Walthamstow has to offer. Do not miss the chance to make this delightful property your new home.

