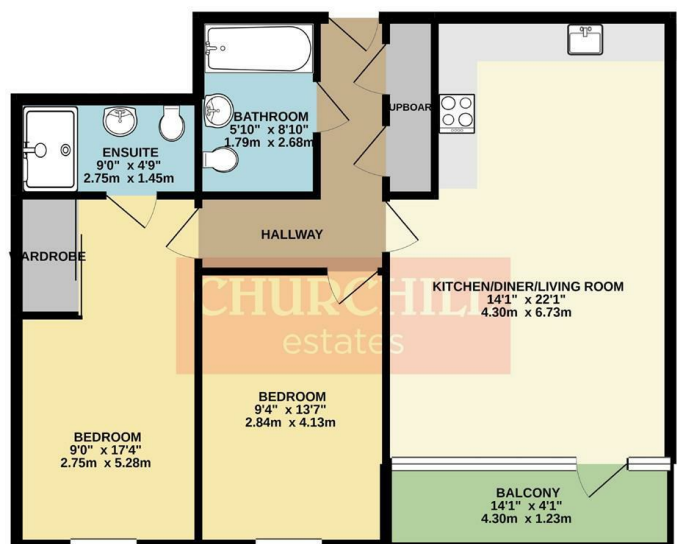




FIRST FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 754 SQ. FT. (70.1 SQ. M.) APPROX.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of areas, boundaries, rooms and other details are approximate and not guaranteed to be exact. The plan is for illustrative purposes only and should be used as a guide only. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 796.00 sq ft

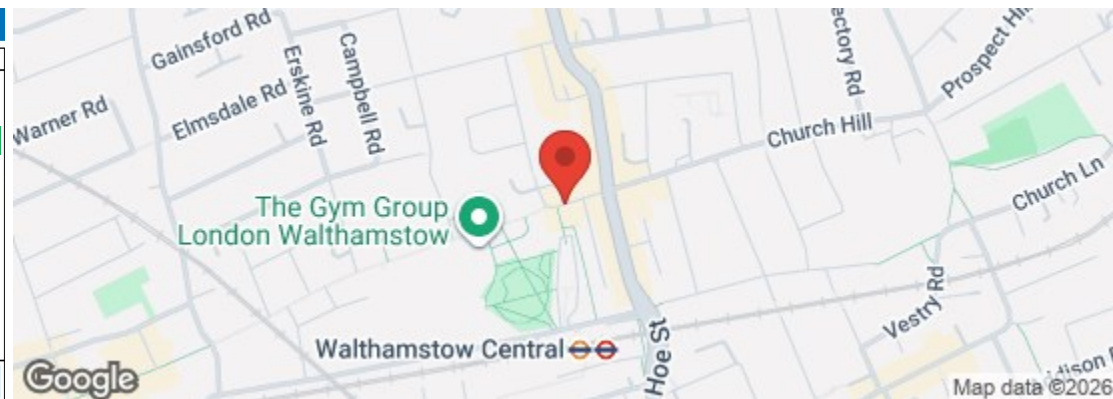


**CHURCHILL**  
estates

63 Cleveland Park Avenue, Walthamstow, E17 7FB  
£2,150 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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	

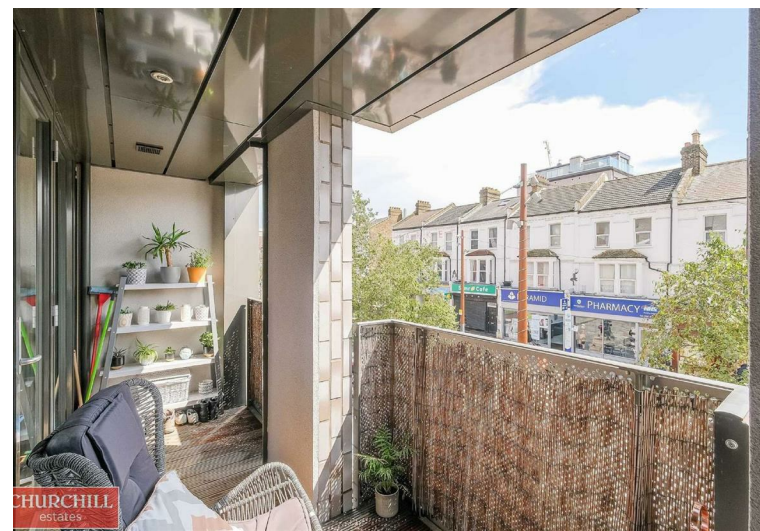


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



**CHURCHILL**  
estates

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



Available 18th November 2024 - Unfurnished - Churchill Estates are delighted to offer this Modern Two Double Bedroom First Floor Apartment located in Central Walthamstow minutes from Walthamstow Central Station with its Victoria Line and Overground links providing for fantastic access across the City, Walthamstow's Bus Terminal, Local Restaurants/Bars, Cycle Routes and Market with Walthamstow Village and the popular Lloyd Park also easily accessible.

The apartment features generous hallway storage, security video entrance phone, modern 22ft open-plan living/kitchen/dining room with integrated appliances and provides access onto an enclosed private balcony. The master bedroom boasts fitted wardrobes and a modern en suite shower room, a generously sized second double bedroom and modern bathroom suite complete the accommodation. The apartment is heated by an electric underfloor heating system and is fully double glazed. The development enjoys well-kept communal gardens, secure cycle store and lift service to all floors.

The Scene is an exciting new development of contemporary apartments, restaurants, a multiplex cinema and public and private urban spaces. Delivering modern, sustainable apartment living, The Scene is located in the heart of Walthamstow, with exceptional links to the City and West End.

\*\*\*Please Note The Scene is a non-parking development\*\*\*

Council Tax Band - C

EPC rating - B

5 week security deposit - £2134

12 Month Minimum Tenancy (6 month break clause may be available)

