

McRae's

Churchbank, 1 Teresa Mews, Walthamstow, London. E17 3BE

**Centrally Placed 1 Bedroom First Floor Apartment...
Easy Access To Walthamstows Shops, Schools & Tube/Train Station!**



£1,350 Monthly

Situated in a conveniently placed modern development, this 1 bedroom first floor flat features a good size lounge, fitted kitchen and bathroom/W.C., together with double glazing, lift access, a security entry phone system plus well kept communal gardens!

The property is located within a short walk of Walthamstow Central underground and overground tube/train station, together with a wide range of shopping amenities, eateries, Cinema etc.

Keys to View!

**Local Authority: London Borough of Waltham Forest
Council Tax Band: B
EPC rating: C**

Entrance

Door to Flat:

Hallway (10' 03" x 5' 01") or (3.12m x 1.55m)

Includes storage cupboard and access to each room off.

Kitchen (6' 07" x 8' 03") or (2.01m x 2.51m)

This fitted kitchen comprises space for a full length fridge freezer, range of wall and base storage units, space for electric cooker with an overhead extractor fan. Additionally, there is plumbing provision for an automatic washing machine plus a single sink unit with drainer and mixer tap.

Lounge (18' 10" x 10' 07") or (5.74m x 3.23m)

A good sized lounge including a double glazed window to the rear elevation, plus a wall mounted electric radiator.

Bedroom 1 (12' 11" x 9' 05") or (3.94m x 2.87m)

Comprises: a wall mounted electric radiator, a double glazed window to the rear elevation plus sliding mirrored wardrobes.

Bathroom (8' 02" x 5' 10") or (2.49m x 1.78m)

Features: tiled flooring, part tiled walls, a low flush W.C., a panel bath with separate taps, a wall mounted shower attachment, plus a single sink unit with storage cupboard beneath.

Outside

Well maintained communal gardens and resident parking.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

