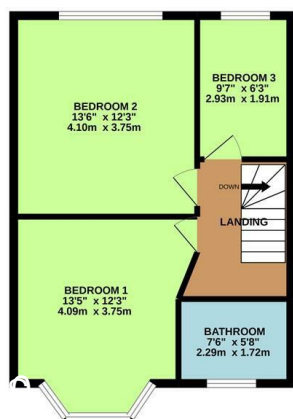




GROUND FLOOR
593 sq ft (54.3 sq m) approx.

1ST FLOOR
470 sq ft (43.7 sq m) approx.

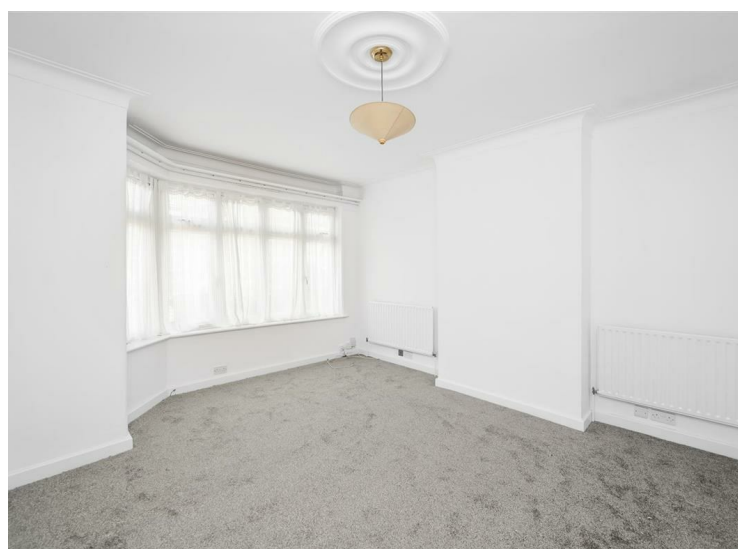


TOTAL FLOOR AREA: 1063 sq ft (98.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and other data are approximate and no responsibility is taken for any error or omission of this statement. This plan is for 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 and kept up to date 10/2024

CHURCHILL
estates

Whitehall Gardens, Chingford, E4 6EH
£2,250 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

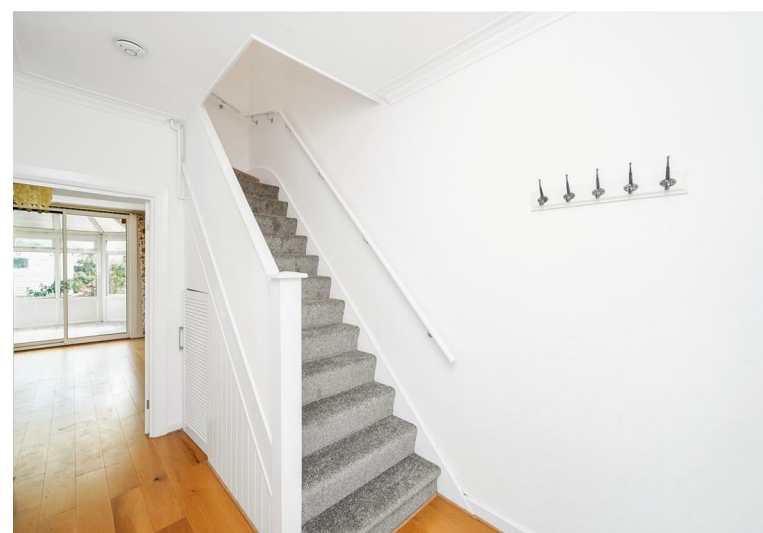
CHURCHILL
estates

Council: Waltham Forest Council | Council Tax Band: D | Floor Area: 1063.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 are delighted to offer to let this newly refurbished 3 bedroom family house situated off Whitehall Road, and with easy access to Chingford Main Line Station (zone 5) the property offers new carpets, all newly redecorated , main reception with a fitted kitchen / dining room, rear conservatory, gas central heating, first floor family bathroom, established rear garden, offered unfurnished and available now.