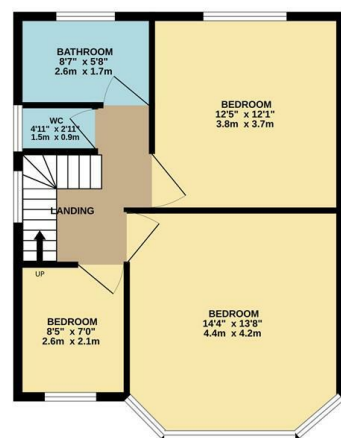
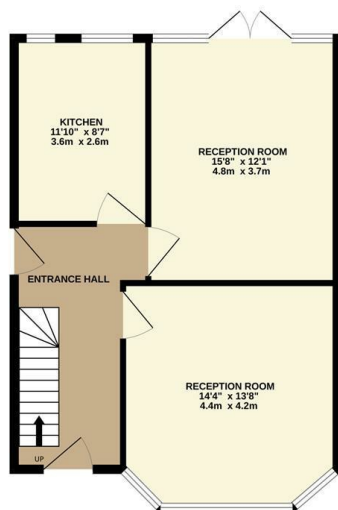




GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.

2ND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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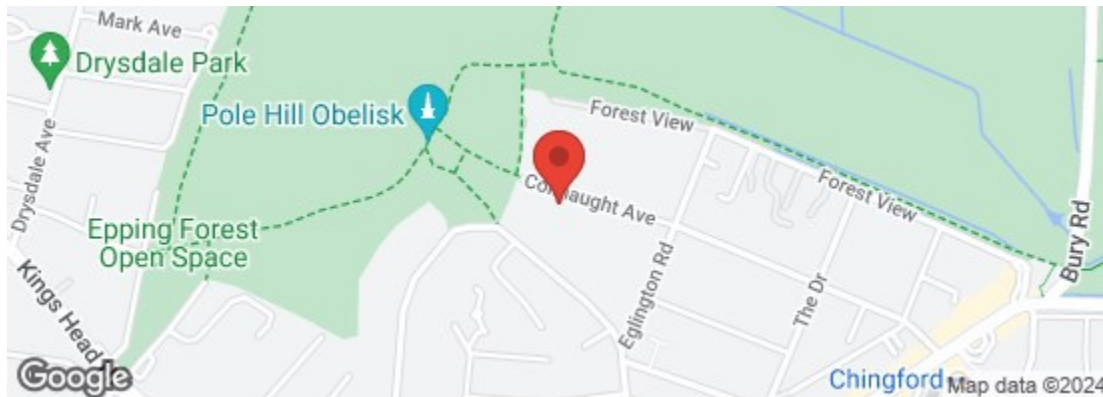
Council: Waltham Forest Concl | Council Tax Band: F | Floor Area: 1500.00 sq ft

CHURCHILL
estates

Connaught Avenue, North Chingford, E4 7AP
£3,100 Per Month

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

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		51	77
	EU Directive 2002/91/EC		

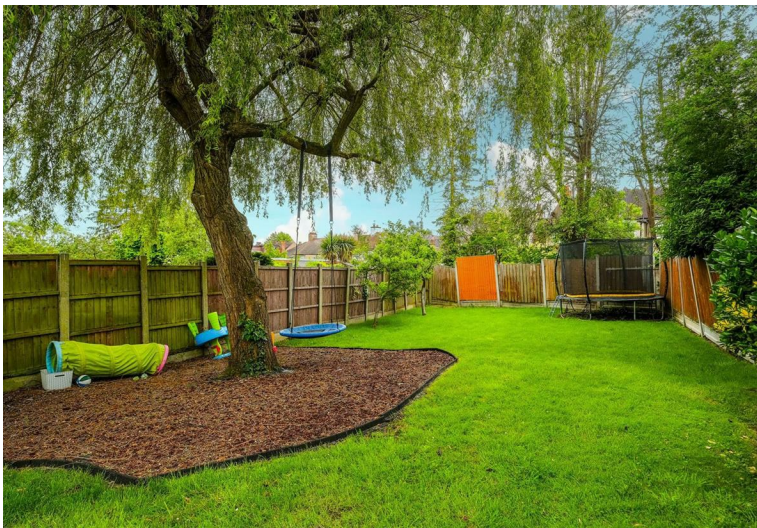


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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Churchill Estates are delighted to offer to rent this spacious and character loft extended 4 bedroom semi detached family house located in on Chingford favoured turnings located at the end of a no through road situated within convenient walk to Station Road Shops and Chingford Main Line Station (zone 5) the property offers accommodation on three levels on the ground floor 2 reception rooms, fitted kitchen, first floor accommodation 3 bedrooms, family bathroom on the second floor master bedroom and second ensuite bathroom, off street parking at front for 2 cars plus electric parking connection. offered part furnished and available from the 25th July.

