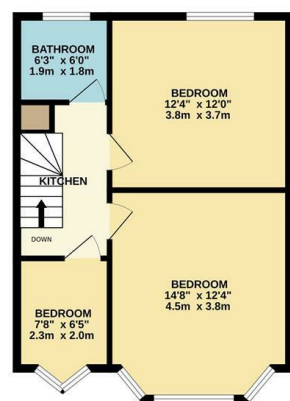
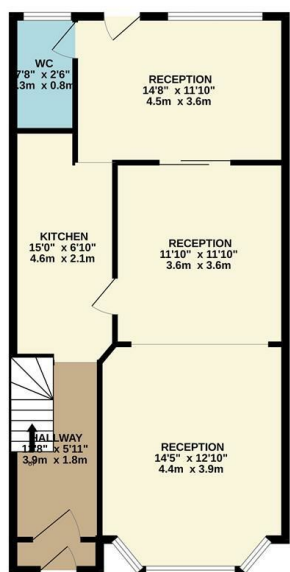




GROUND FLOOR
719 sq ft. (66.8 sq.m.) approx.

1ST FLOOR
484 sq ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq ft. (111.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor area measurements, all floors, including stairs and any other areas are approximate and no responsibility is taken for any error or omission or for any loss or damage. This plan is for information only and should not be used for any other purpose. The agent does not warrant the accuracy of the floor area measurements and is not responsible for any error or omission or for any loss or damage. Made with MyPlan 2024.

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



CHURCHILL
estates

Brook Crescent, London, E4 9ES
£2,000 Per Month

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

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	85
EU Directive 2002/91/EC	68



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



Churchill Estates are pleased to offer to let this extended 3 bedroom family house situated in a popular location off New Road being within easy access to Chingford Mount Road and numerous bus routes the property offers through lounge, kitchen, established rear garden and off street parking for 2 cars available now and offered unfurnished.

