



TOTAL FLOOR AREA: 1002 sq. ft. (93.1 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, corridors, stairs and any other areas 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 correct figures and specifications should have not been noted and no guarantee as to their accuracy or efficiency can be given.  
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Brook Crescent, Chingford, E4 9ET  
 £2,100 Per Month

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



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

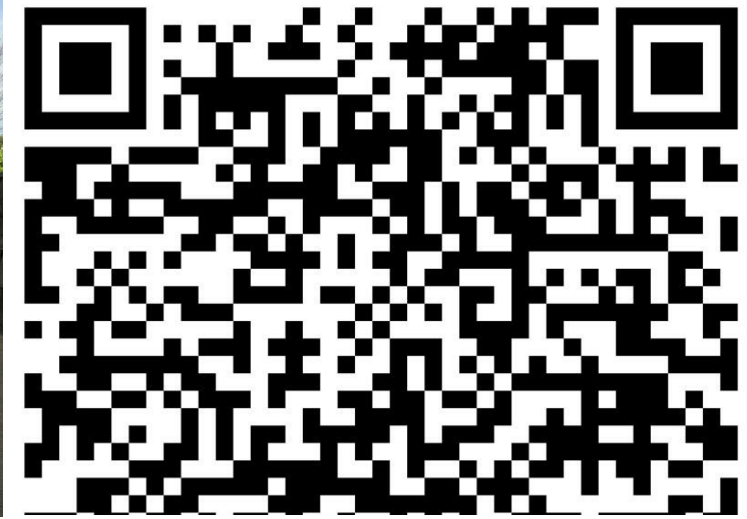
Council: Waltham Forest Council | Council Tax Band: D | Floor Area: 1002.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>67</b>
(81-91) <b>B</b>	
(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.

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Churchill Estates are pleased to offer to let this 3-bedroom family house situated in a favoured location off New Road being within walking distance to Chingford Mount Road Shops and Bus Routes to both Walthamstow and North Chingford Town Centres offered to rent now offered unfurnished accommodation includes ground floor WC Lounge, separate dining room incorporating a kitchen area plus conservatory, three bedrooms on the first floor and family bathroom, gas central heating and double glazed windows, off street parking for 1/2 cars.

