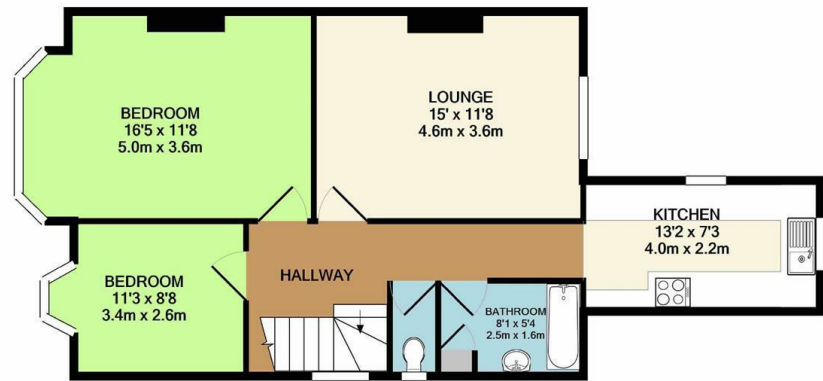


GROUND FLOOR
APPROX. FLOOR
AREA 85 SQ.FT.
(7.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)



CHURCHILL
estates

Victoria Road, North Chingford, E4 6BY
£1,850 Per Month

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

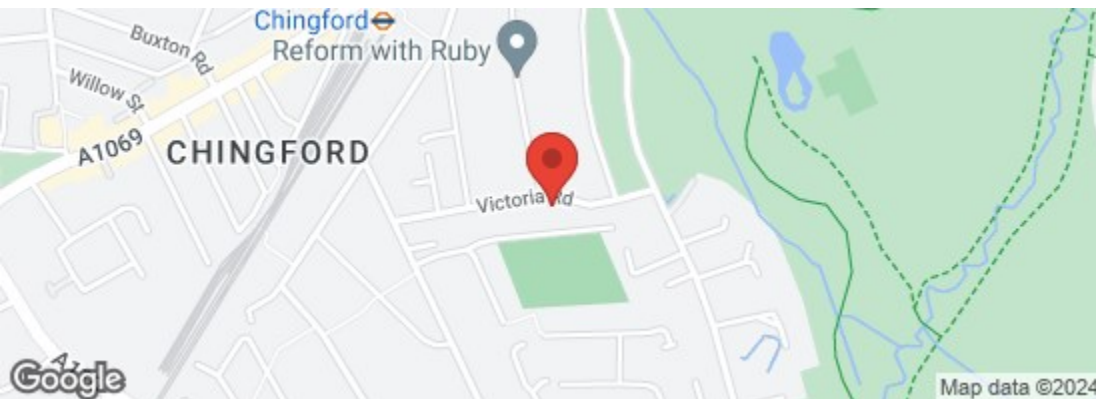


Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

CHURCHILL
estates

Council: Waltham Forest Council | Council Tax Band: C | Floor Area: 778.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	67 78
(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	
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 offer to let this exceptional two bedroom first floor maisonette set within a character property , located in a sought-after location backing directly onto Chingford Cricket Green, offering two bedrooms, lounge, fitted kitchen, luxury bathroom, access to rear section of garden, offered unfurnished.

