



TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 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.
 Made with Metropix 02020

Council: Waltham Forest | Council Tax Band: C | Floor Area: 721.00 sq ft



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Douglas Road, North Chingford, E4 6DA
 £1,800 Per Month

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		50	
(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.



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



Churchill Estates are delighted to offer to let this all recently refurbished 2 Bedroom first floor maisonette situated in a popular location off Beresford Road being within walking distance to Chingford Main Line Station (zone 5) the property has recently undergone a new refurbishment programme which includes a new kitchen with appliances, laminate wood flooring, bathroom suite with separate WC, Indirect access to rear garden section, offered unfurnished and available now.

