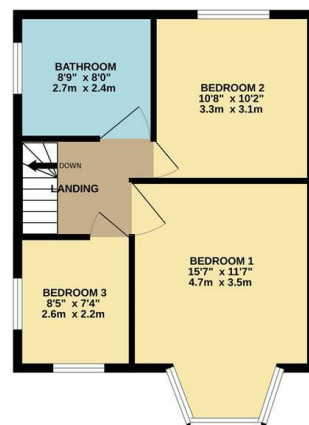




GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (92.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors 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 correct, accurate and complete floor plan will be issued and no guarantee as to this opportunity or efficiency can be given.
Made with Floorplan CS2024

Council: Waltham Forest Council | Council Tax Band: D | Floor Area: 1008.00 sq ft

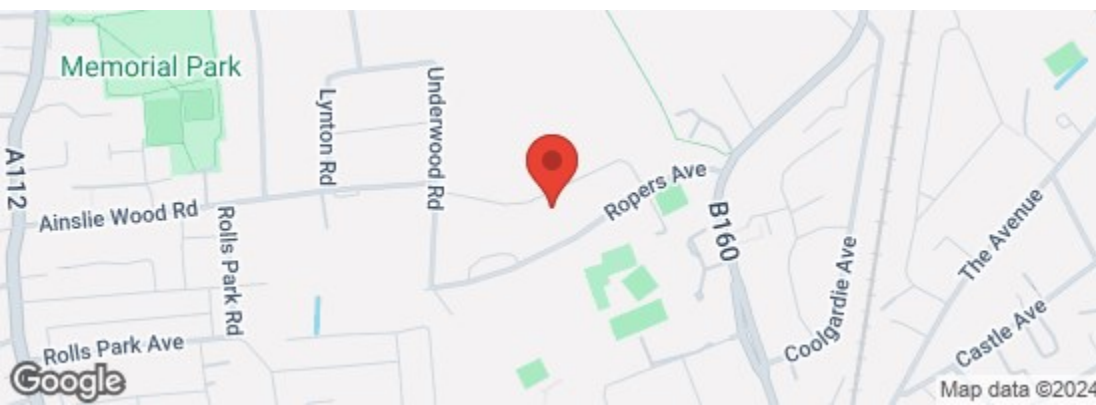


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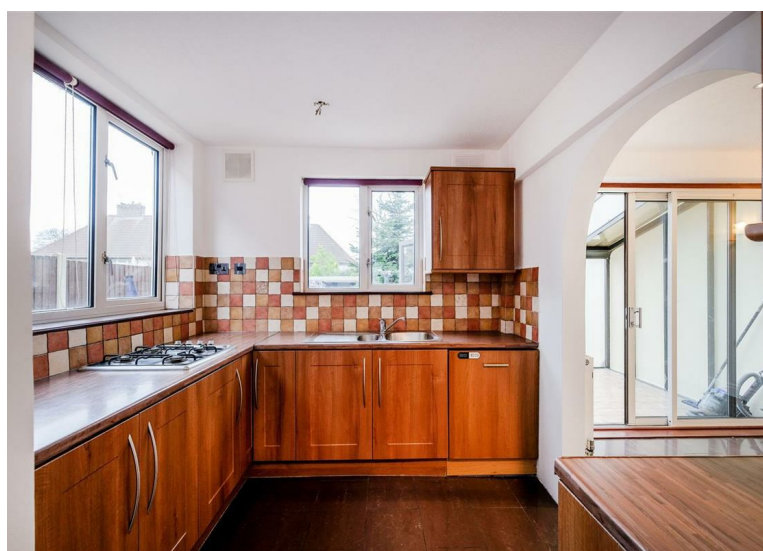
Inks Green, Chingford, E4 9EL
£2,200 Per Month

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

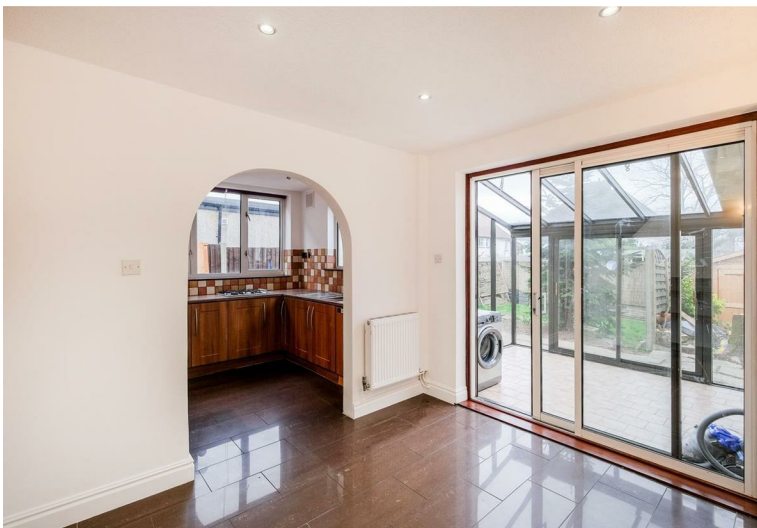


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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 attractive newly refurbished 3 bedroom bay fronted semi detached property located in Conservation Area and beautifully appointed apposite Forest Land and walking distance to Higham's Park Station (zone 5) the property offers lounge, dining area and fitted kitchen with lean - to extension, three bedroom, bathroom, secluded rear garden, off street parking for one car., offered unfurnished and available end of October | PLEASE NOTE: This property has no 'loft' the adjoining property has extended into this properties loft space |

