

TOTAL FLOOR AREA: 780 sq. ft. (72.5 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, fixtures and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox 5/2025

Council: Waltham Forest | Council Tax Band: New Build | Floor Area: 780.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
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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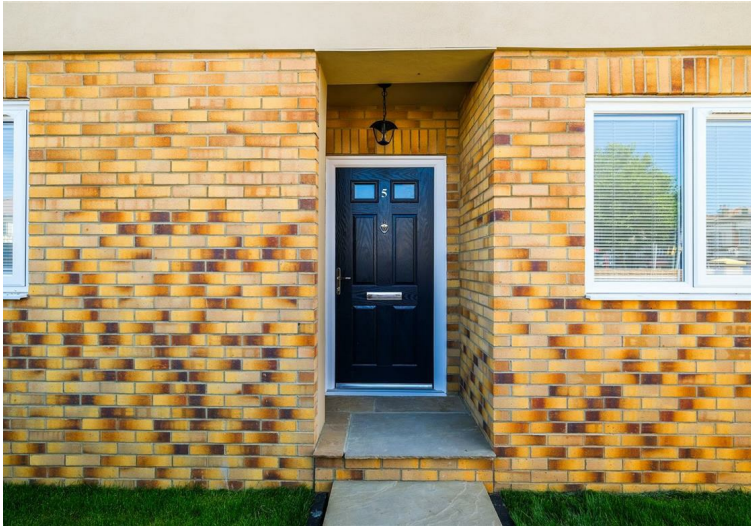
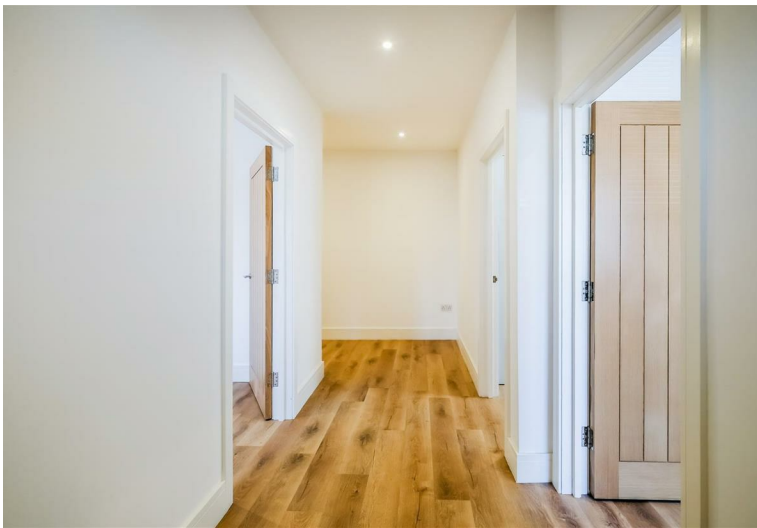
Frances Court, Chingford, E4 9AB  
£2,100 Per Month

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



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**





Churchill Estates are delighted to offer to let this lovely 2 bedroom ground floor apartment approached via its own entrance accommodation offers reception room fitted kitchen area, new bathroom, electric heating via heat pump underfloor heating, accessible to Chingford Mount Road Shops and Bus Routes to Walthamstow and North Chingford Station ( zone 5 ) and numerous bars and restaurants in Chingford and Walthamstow, the property offers stylish accommodation with the added benefit of its own front facing walled garden approached via the reception area.

