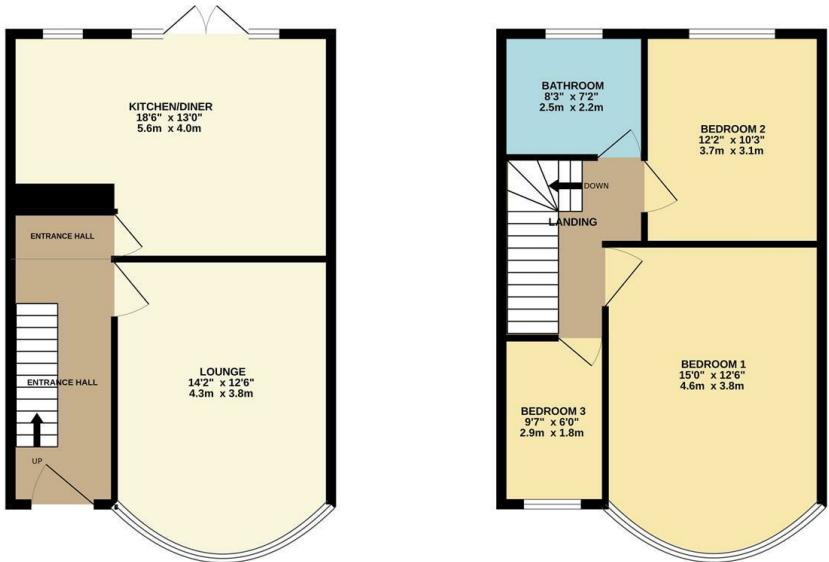




GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



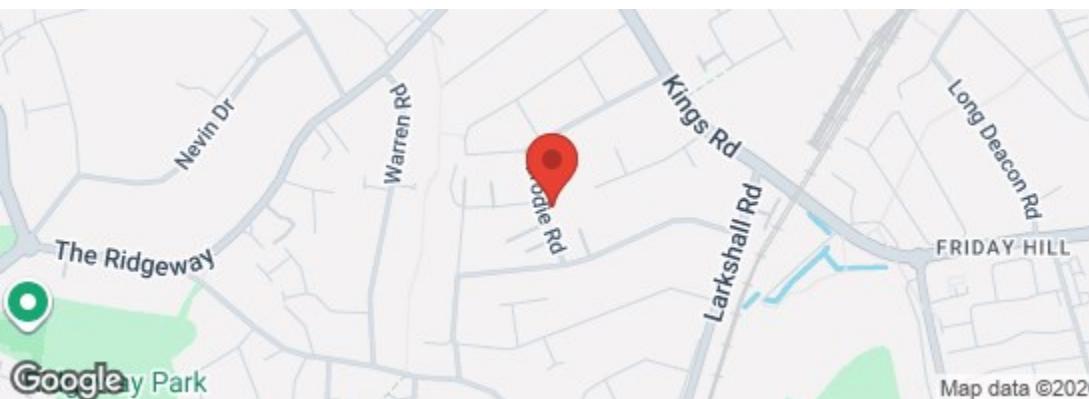
1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of these measurements, 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 stairs and landings shown have not been tested and no guarantee as to their operability or efficacy can be given.  
Map data ©2024

Council: Waltham Forest Council | Council Tax Band: E | Floor Area: 1099.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	60
(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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£2,400 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



**CHURCHILL**  
estates

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Churchill Estates are delighted to offer to let this newly refurbished 3 bedroom semi detached house located off Scholars Road and being with walking distance to Station Road Shops and Chingford Main Line Station ( ZONE 5 ). This lovely family home offers a newly refurbished interior with a new fitted kitchen area and all repainted interior, laminate wood flooring throughout plus gas central heating, good sized living accommodation, established rear garden mainly lawn area. PLEASE NOTE: The front garden is paved and parking is on the street, offered unfurnished and available now.