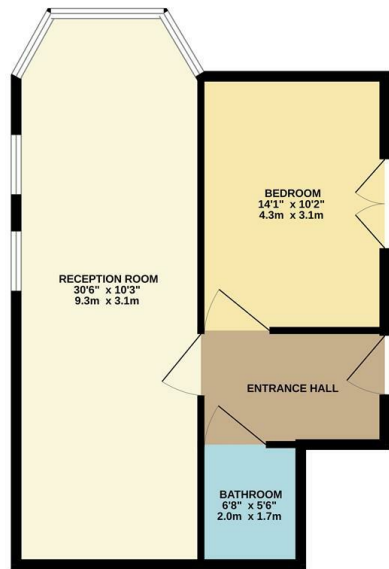




GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor area contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Professional permission: The services, systems and equipment shown here are for illustrative purposes only and do not constitute a contract. All rights reserved. ©2024



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Connaught Avenue, North Chingford, E4 7AE  
£1,450 Per Month

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



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

Council: Waltham Forest Council | Council Tax Band: C | Floor Area: 550.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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.

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Churchill Estates are delighted to offer to let this one bedroom first floor apartment set within this circa 2016 built development situated in a prime location being only minutes from Station Road Shops and Restaurants and numerous bars the property offers lounge with fitted kitchen area and fitted kitchen area, master bedroom with Romeo and Juliet Balcony, shower room, wooden flooring, gas central heating, offered unfurnished and available now. AGENTS NOTE: The property has no parking available and parking is only available on the surrounding streets.

