



wnproperties.co.uk

Butts Green Road, Hornchurch

WN
PROPERTIES

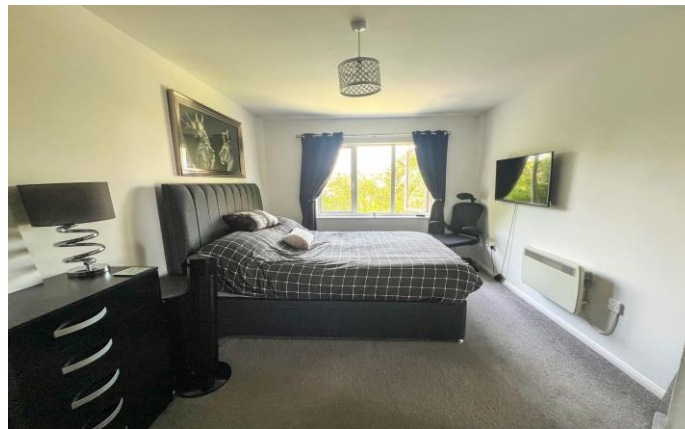
Butts Green Road Hornchurch

£1,750 pcm

Council Tax Band D

Located overlooking the beautiful communal gardens on the first floor of the much sought after 'Emerson House' is this bright and spacious two double bedroom apartment. The property is well positioned within 0.3 miles of Emerson Park or 0.9 miles from Gidea Park stations and enjoys en-suite facilities to principal bedroom, a secure entry system and private underground allocated parking. Available unfurnished (wardrobes to remain) from late April/early May.

Fully managed by WN Properties. EPC D.



Secure Communal Entrance With Lift Or
Stairs To First Floor

Entrance Hallway

Lounge/Diner
18' 9" x 11' 4" (5.71m x 3.45m)

Kitchen
8' 5" x 6' 1" (2.56m x 1.85m)

Bedroom 1
18' 10" max > 10' 11" x 9' 9" max > 7' 4"
(5.74m > 3.32m x 2.97m > 2.22m)

En-suite

Bedroom 2
15' 2" x 8' 6" (4.62m x 2.59m)

Family Bathroom

Exterior - Beautiful communal garden to
rear

Parking - Underground secure allocated
parking for one car



A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that may affect your ability to pass references.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

148 Hutton Road, Shenfield
Brentwood
Essex CM15 8NL

01277 225191
lettings@wnproperties.co.uk
wnproperties.co.uk



Approx. total
floor area
767 SQ.FT.
71.28 SQ.M.



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.