

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



8 De La Warr Court Church Avenue, Chingford, London, E4 9QY

£1,750 PCM

- 2 bedrooms
- Gated underground parking
- Good condition
- Stunning views
- Popular development
- Modern kitchen
- Close to station
- Balcony
- Close to shops
- Long term rental

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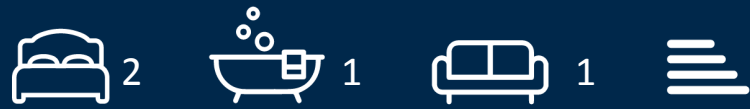
Located in a desirable part of Highams Park is this stunning 2 double bedroom modern apartment. The property is in excellent condition and offers panoramic views over London from the balcony. The property is only minutes' walk to Highams Park Station and offers excellent living accommodation and benefits from having close by amenities

Located in a highly desirable part of Highams Park, this stunning 2 double bedroom modern apartment offers exceptional living in one of the area's most sought-after locations. The property is presented in excellent condition, with contemporary design elements and high-quality finishes throughout. Offering spacious and bright accommodation, it's ideal for professionals or couples looking for a comfortable, stylish home.

One of the standout features of this property is the private balcony, which boasts breathtaking panoramic views over London, providing a serene space to relax and unwind while enjoying the city skyline. The apartment's generous open-plan layout creates an airy and welcoming atmosphere, with ample space for both living and dining.

The property is conveniently located just minutes' walk from Highams Park Station, offering easy access to central London, making it perfect for commuters. Additionally, the area is well-served by a variety of local amenities, including shops, cafes, and restaurants, all within walking distance. The combination of modern living, excellent transport links, and proximity to local conveniences makes this apartment a fantastic opportunity for those seeking a vibrant and convenient lifestyle.

This beautiful apartment is ready to move into and is perfect for those who appreciate both comfort and location. Don't miss out on the chance to make this exceptional property your new home



Council Tax Band: C

