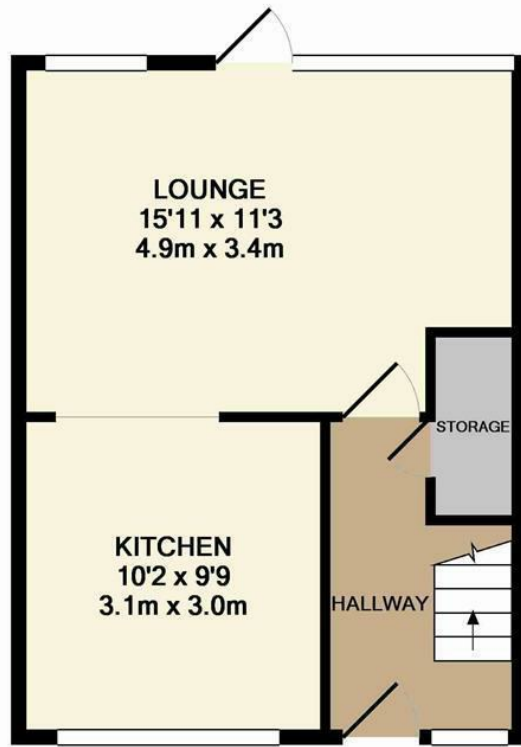
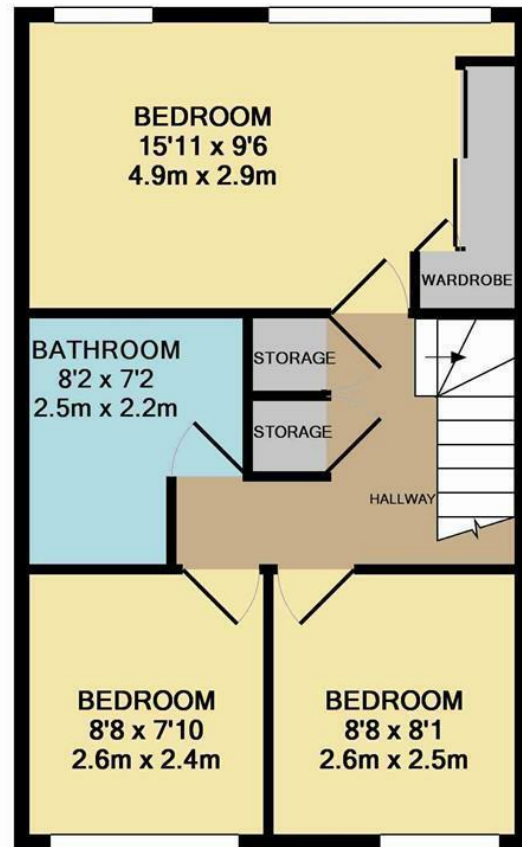
 **Chingford Lane, London**  
**£1,695 PCM**  
**3 bed, Flat**



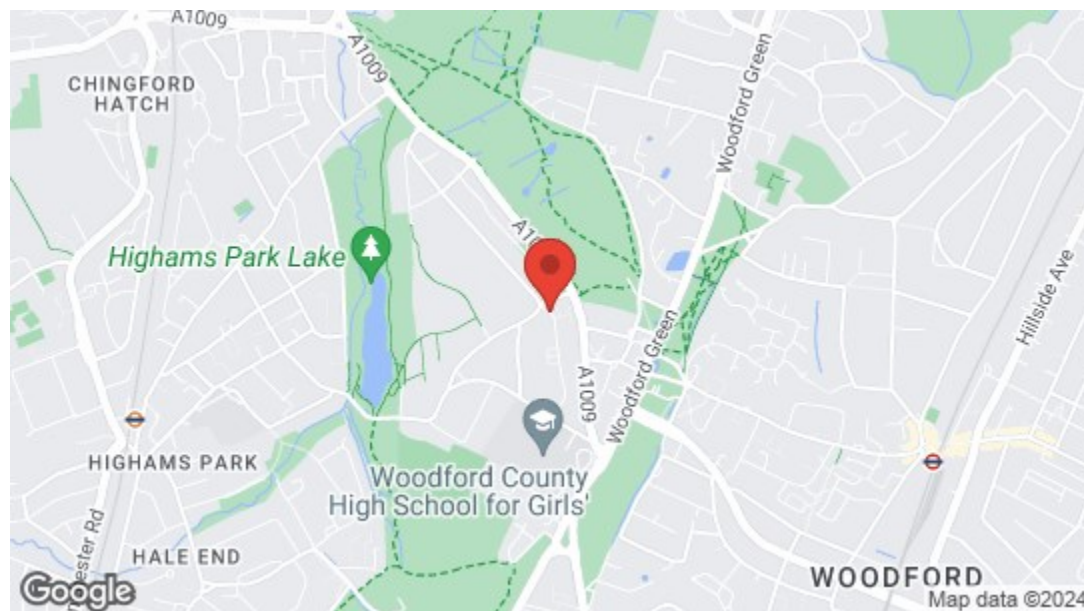
GROUND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	



➤ **Features**

- Available Now!
- Three Bedrooms
- Large Lounge
- Separate Kitchen
- Private Balcony
- Off Street Parking
- EPC Rating C
- Council Tax Band B
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A generously proportioned three bedroom apartment, set across two floors of a purpose built block, on a quiet, leafy street surrounded by plenty of wide open green space. You've got a balcony, private off street parking and Highams Park train station is just eight minutes away by bus.



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➤ IF YOU LIVED HERE...

You'll be living in a leafy London suburb within easy reach of the centre - Highams Park station is just the briefest of bus rides away and will get you straight into Liverpool Street in just 23 minutes.

You've got private, off street parking and you can be on the North Circular in just six minutes by car. The High Road's pubs, restaurants and other amenities are less than five minutes walk away for shopping and nights out.

Chingford Lane is a peaceful, tree-lined street and nearby is the wide open green space of Woodford Golf Club, with plenty of other greenery within easy walking distance.

Inside you have a spacious, 175 square foot lounge, leading out onto the balcony at one end and into the fully fitted kitchen at the other, with engineered oak boards throughout.

WHAT ELSE?

- All three bedrooms are a decent size, with the master coming in at 160 square feet.
- For families, there are seven schools within walking distance ranked 'Good' or better by Ofsted.
- There's lots of fitted storage throughout, in the master bedroom and hallways.