



WHERE STANDARDS MATTER

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### Seymour Court, Whitehall Road, North Chingford, E4

**\*\*ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT\*\* \*\*FULLY REFURBISHED  
THROUGHOUT\*\* \*\*FITTED KITCHEN\*\* \*\* MODERN BATHROOM \*\*CLOSE TO STATION\*\* \*\*  
\*\*UNFURNISHED\*\* \*\*AVAILABLE NOW ON A MINIMUM 12 MONTHS TENANCY\*\* \*\* EPC RATING  
C COUNCIL TAX BAND C**

**Rent: £1,350 - Monthly**



**Seymour Court, Chingford E4****Lounge**

3.1m (10'2) x 4.6m (15'1)

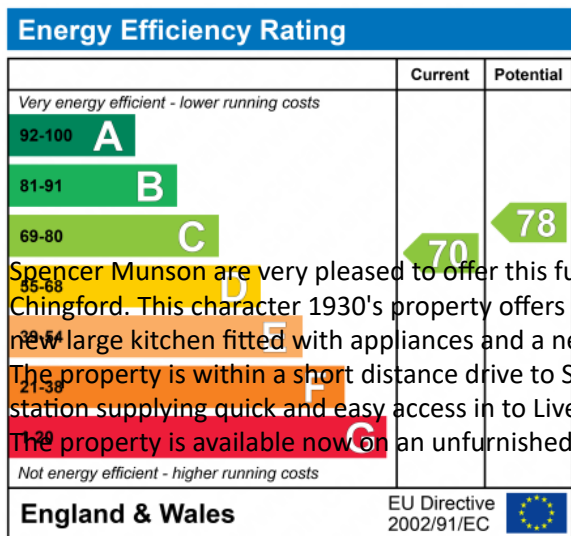
**Kitchen**

2.3m (7'7) x 3.4m (11'2)

**Bedroom**

3.5m (11'6) x 3.7m (12'2)

**Bathroom****Exterior****Communal garden**



Spencer Munson are very pleased to offer this fully refurbished one bedroom ground floor apartment in North Chingford. This character 1930's property offers a spacious homely lounge, a naturally bright double bedroom, a new large kitchen fitted with appliances and a new bathroom suite.

The property is within a short distance drive to Station Road which is easy access to Chingford Overground station supplying quick and easy access in to Liverpool Street.

The property is available now on an unfurnished basis EPC rating: C and Council tax band: C

## Seymour Court, Chingford E4



### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.