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Forest Side, Chingford, E4

**GROUND FLOOR MAISONETTE ** ** REAR GARDEN ** ** TWO DOUBLE BEDROOMS ** **
CLOSE TO CHINGFORD MAINLINE STATION ** ** FOREST VIEWS ** ** GAS CENTRAL HEATING **
** AVAILABLE NOW ON A MINIMUM 12 MONTHS TENANCY** ** UNFURNISHED ** EPC rating: D.
Council Tax C

Rent: £1,595 - Monthly



Forest Side, Chingford E4**Lounge**

4.13m (13'7) x 3.49m (11'5)

**Kitchen**

3.13m (10'3) x 2.1m (6'11)

**Bedroom One**

3.49m (11'5) x 3.26m (10'8)

**Bedroom Two**

2.94m (9'8) x 2.37m (7'9)

**Bathroom**

Garden**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100	A	
81-91	B	
69-80	C	76
55-68	D	63
49-54	E	
41-38	F	
EPG rating: D. Council Tax C	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Spencer Munson are pleased to offer this two bedroom ground floor maisonette situated in a lovely location facing onto Forest land and within a convenient walk to Chingford Mainline station and Station Road with its shops, boutiques, bars and restaurants. This two double maisonette benefits from a rear garden, separate kitchen to living room, gas central heating and double glazing. Available now on a minimum 12 months tenancy.

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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, photographs, 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 floor plans 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.



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.

