



St Winifreds Close, Chigwell, IG7

**** VERY SPACIOUS REDECORATED & CARPETED 2 DOUBLE BEDROOM FLAT ** ** Second floor with attractive views ** ** Unallocated parking area ** ** Balcony ** ** 9 mins walk to Grange Hill station ** ** Gas central heating ** ** Unfurnished ** ** Available now ** EPC rating: C**

Rent: £1,350 - Monthly



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A very large yet light and airy two double bedroom, second floor apartment, which has been redecorated and carpeted, in this small development just off Manor road and only a 9 minute walk from Grange Hill Central Line station with direct access to The City and West End of London. It has a balcony, unallocated parking area and lovely views across parkland from the kitchen and bedroom two. The spacious home has a large lounge with dining area and door leading to balcony, fitted kitchen, two double bedrooms and family bathroom/wc. Available now and unfurnished although there is a table & chairs that can stay if required. A garage can be rented, which also allows a parking space in front, for £100pcm. EPC rating: C

Lounge area

5.38m (17'8) x 4.32m (14'2)



Dining area

3.59m (11'9) x 3.37m (11'1)



Kitchen

4.3m (14'1) x 3m (9'10)



View from kitchen



Balcony

Bedroom One

4.33m (14'2) x 2.7m (8'10) plus fitted wardrobes

Bedroom Two

4m (13'1) x 2.39m (7'10)



Bathroom

3.02m (9'11) x 1.8m (5'11)



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Exterior



Unallocated parking area

Central Heating

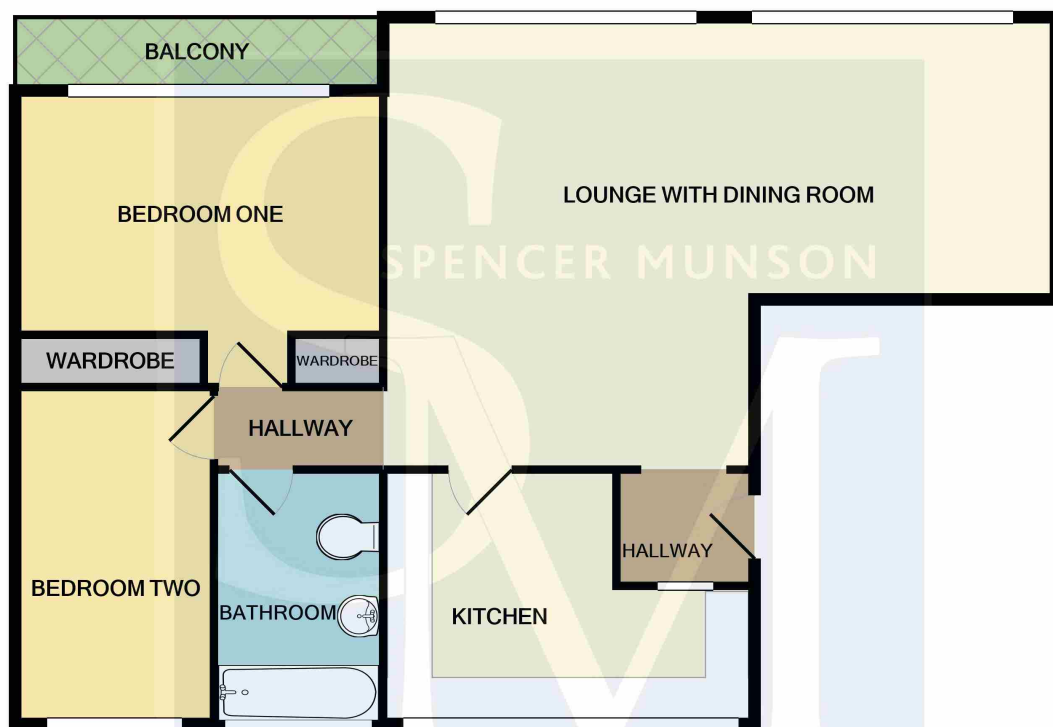
Double Glazing

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	77	82	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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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