

McRae's

Westward Road, Chingford , E4 8LX

A Very Smart
1 Bedroom Ground Floor Flat
Available Now - Unfurnished!



£1,200 Monthly

For Rent...

An Updated Ground Floor 1 Bedroom Flat...

Offered Immediately - Unfurnished

A ground floor flat offered unfurnished and available immediately! Recently redecorated throughout this smart modern apartment includes Lounge, fitted Kitchen, Shower Room/WC and a double Bedroom with wardrobes. The flat is not far from a good selection of amenities along Chingford Mount Road.

Entrance

The property is set back from Westward Road with a security entryphone system opening to a communal hall and door to flat.

Reception Hall (6' 07" x 3' 06") or (2.01m x 1.07m)

With the lounge, kitchen, bedroom and bathroom wc. leading off. Electric radiator to one side.

Lounge/Kitchen (21' 02" x 8' 02" Min x 11' 5" Max) or (6.45m x 2.49m Min x 3.48m Max)

Lounge Area

Double glazed window to the front elevation facing towards Westward Road, electric radiators on two sides, understairs recess which currently houses a fridge freezer.

Kitchen Area

Neatly fitted and open plan to the lounge with a return worktop surface having a single drainer sink unit, plumbing/provision for washing machine, built in oven, electric hob and extractor fan above, power points.

Bedroom 1 (11' 02" x 11' 05") or (3.40m x 3.48m)

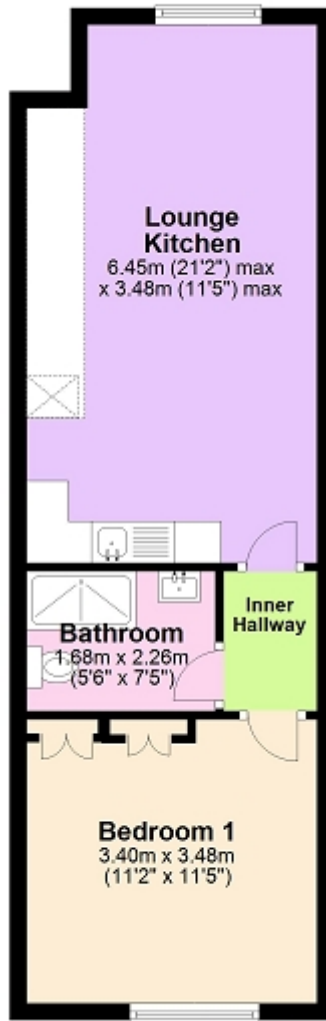
A double size bedroom with double glazed window to the rear elevation and double radiator beneath, some floor to ceiling fitted wardrobes.

Bathroom (5' 06" x 7' 05") or (1.68m x 2.26m)

A smart modern suite comprising an open end double size shower tray with a Triton electric shower, ceiling extractor fan, vanity and wash hand basin with mixer tap, low flush wc, upright ladder style radiator towel rail.



Ground Floor



This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

