

GROUND FLOOR
APPROX. FLOOR
AREA 91 SQ.FT.
(8.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.6 SQ.M.)

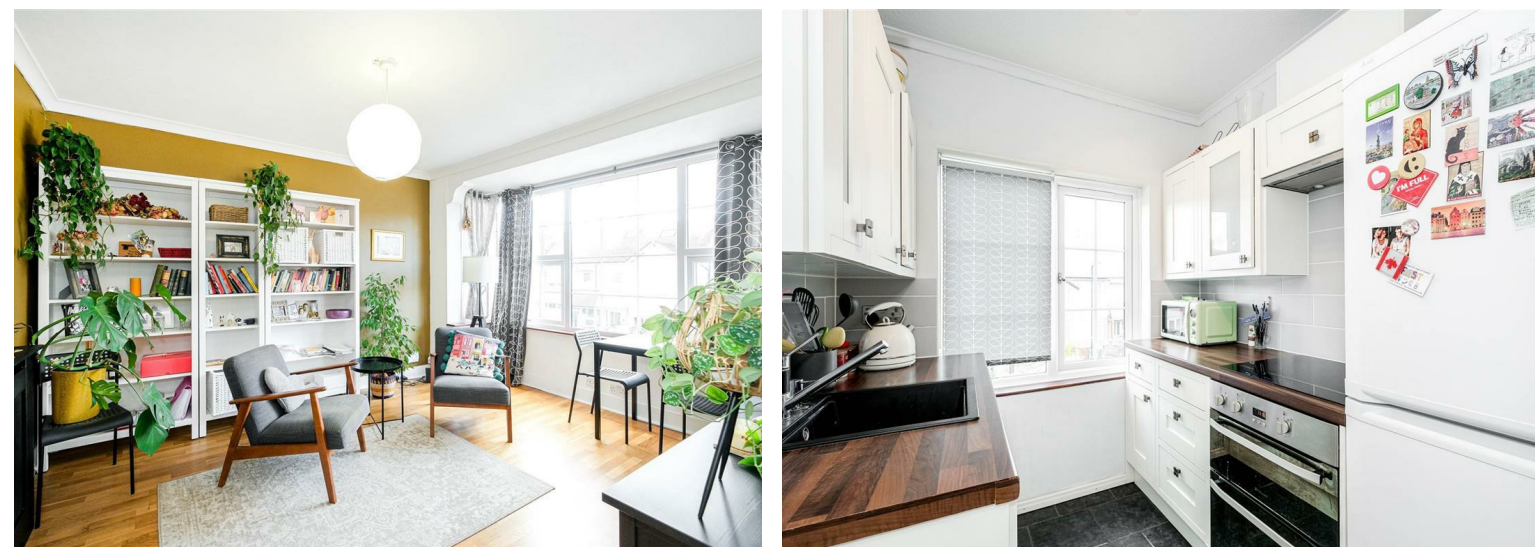
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Ainslie Wood Gardens, Chingford, E4 9BN
£1,350 Per Month

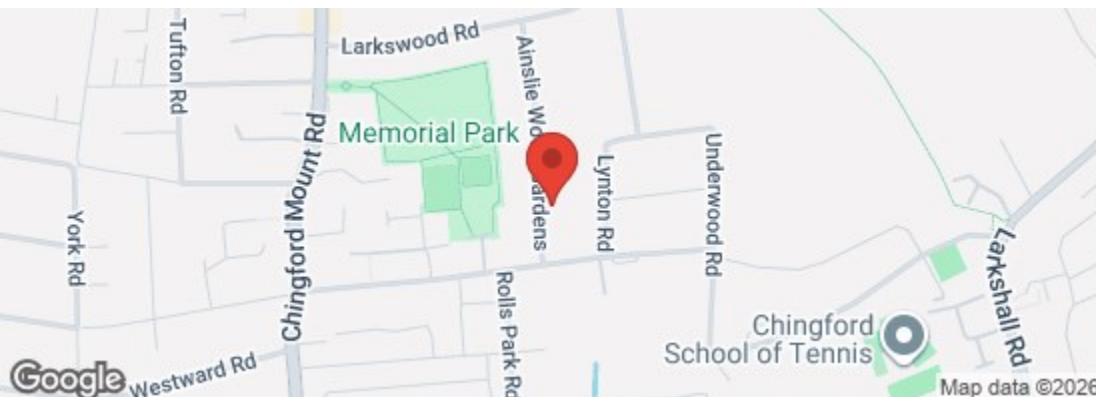
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk

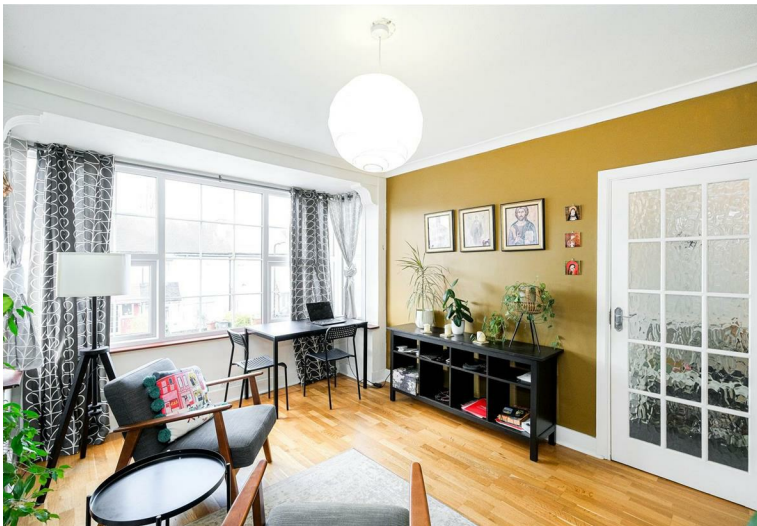
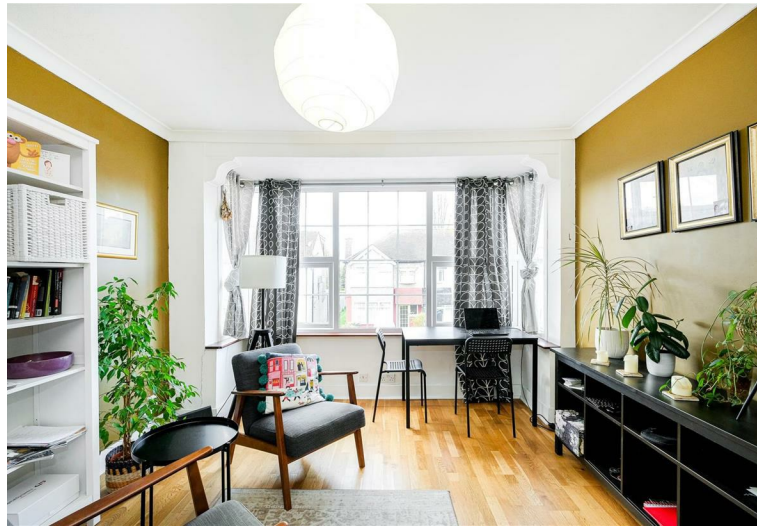
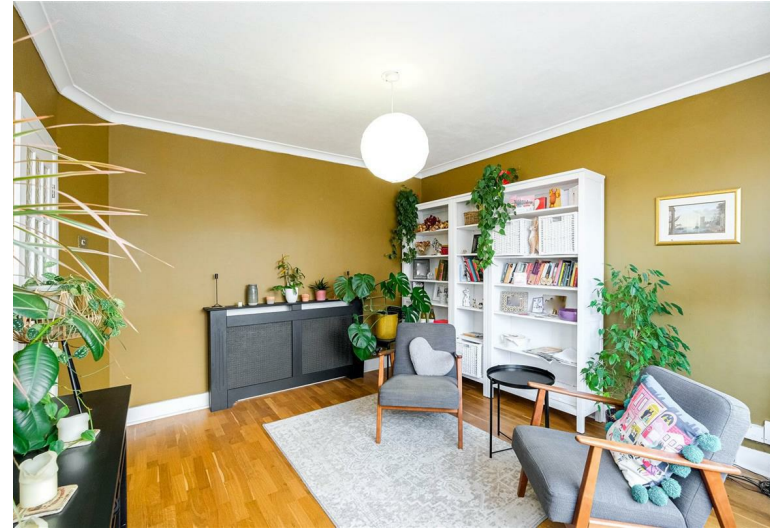
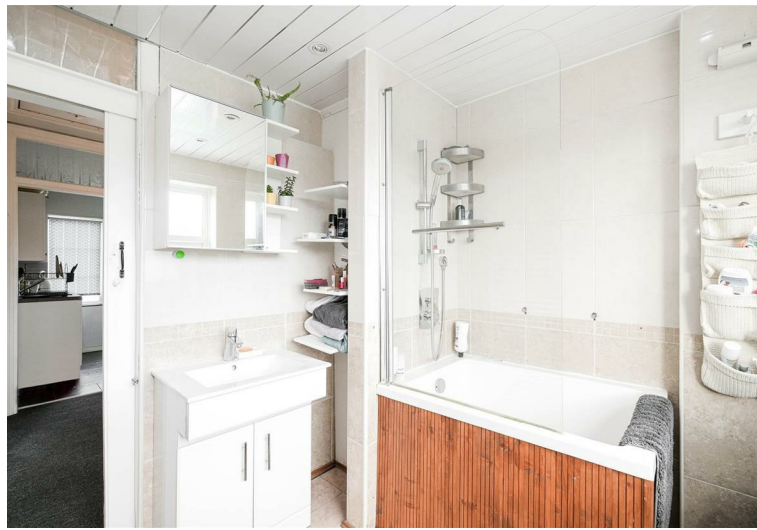
Council: Waltham Forest Council | Council Tax Band: C | Floor Area: 513.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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HALLWAY
LOUNGE
14'0" x 11'4"
KITCHEN
7'0" x 6'6"
BEDROOM
11'4" x 10'4"
SHOWER ROOM
7'6" x 7'6"
REAR GARDEN

Churchill Estates are pleased to offer to rent this superb one bedroom first floor conversion flat located off Chingford Mount Road easily accessible to both South Chingford and Walthamstow Town Centres bus routes and transport links the flat offers lounge with feature bay window, good sized bedroom, shower room and fitted kitchen access to rear garden via in direct access to rear gardens, offered part furnished.