



WHERE STANDARDS MATTER

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### **Station Road, Chingford, E4**

NEWLY REFURBISHED Spencer Munson is pleased to offer you this newly refurbished two bedroom, two bathroom split level duplex to rent above commercial. The property itself is top floor and boasts on having Two double bedrooms, Large reception room, brand new fitted kitchen. Downstairs shower room and also a upstairs family bathroom. The property is close to shops, bars and restaurants, Chingford mainline station with direct access to Liverpool Street and also within walking distance of Epping Forest and Chingford plain with it's Golf course. Available to rent now EPC Rating D Council Tax band A

**Rent: £1,595 - Monthly**

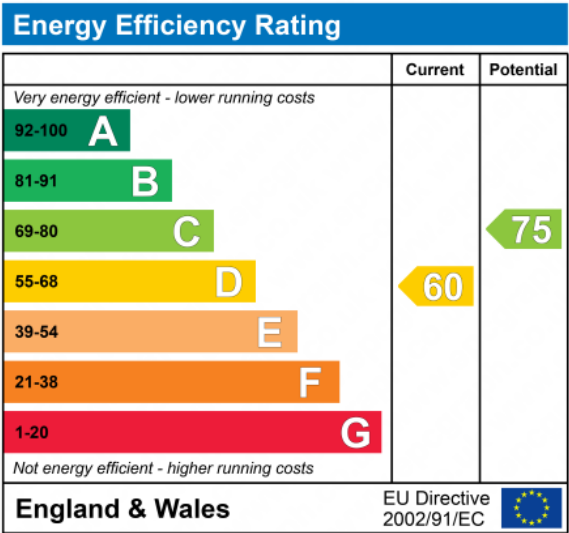


Station Road, Chingford, E4

Reception 1  
Reception 1



Kitchen



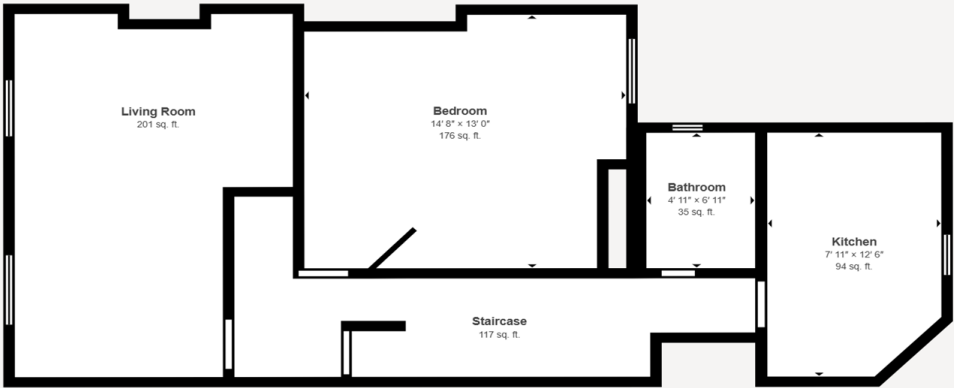
Bathroom





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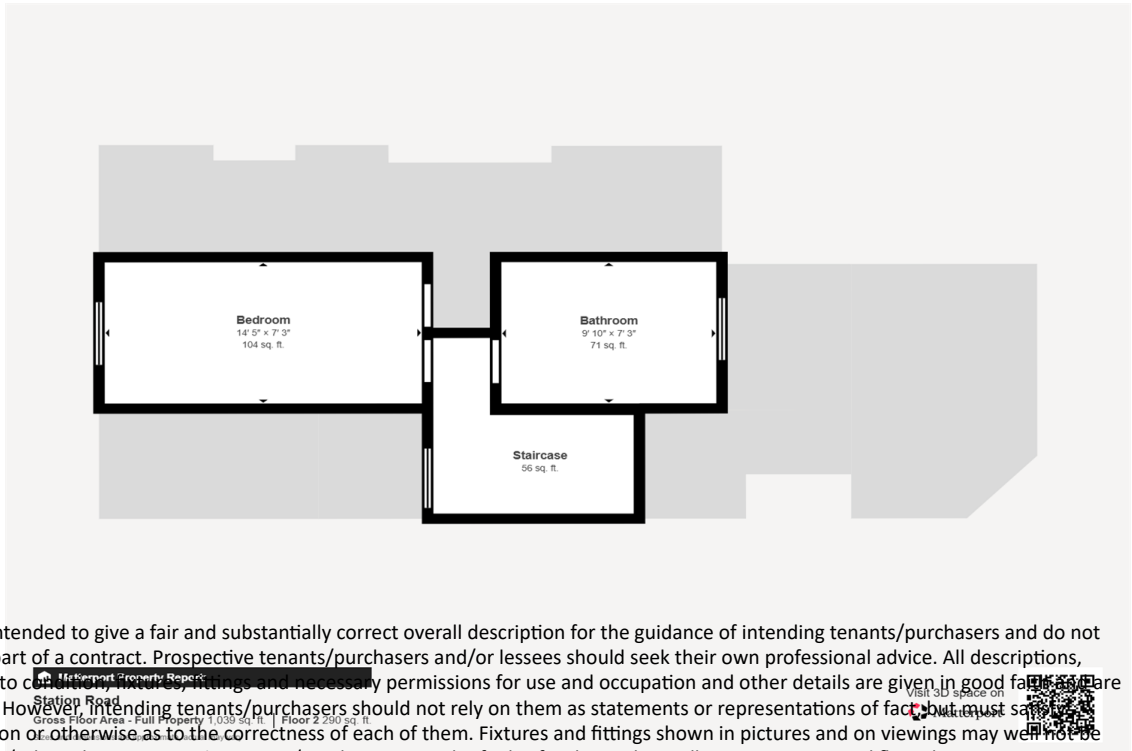
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 **Matterport Property Report:**  
**Station Road**  
**Gross Floor Area - Full Property 1,039 sq. ft. | Floor 1 749 sq. ft.**  
Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 **Matterport**





#### **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 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.