



TOTAL FLOOR AREA: 524 sq ft, (48.7 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the floor plan, the measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used in conjunction with the property particulars. The purchaser, tenant or lessee should be satisfied with the general appearance of the property and not rely on the floor plan for any guarantee or for any other purpose.

Council: Waltham Forest Council | Council Tax Band: B | Floor Area: sq ft

**CHURCHILL**  
estates

George Road, Chingford, E4 8NF  
£1,600 Per Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	76
	EU Directive 2002/91/EC		

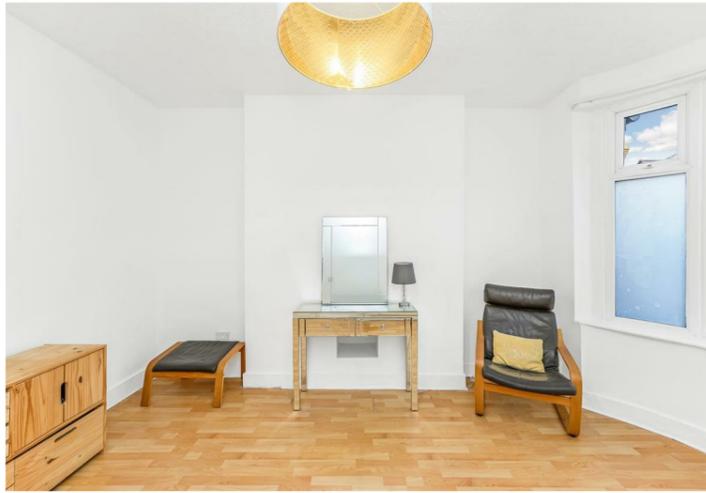


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)



Situated in George Road in the popular area of Chingford, is this two-bedroom ground floor maisonette offers a perfect blend of comfort and convenience. Situated just off Chingford Mount Road, residents will find themselves within easy walking distance of all major bus routes, as well as North Chingford Station zone 5 and Highams Park Main Line Station zone 4 making commuting a breeze.

