



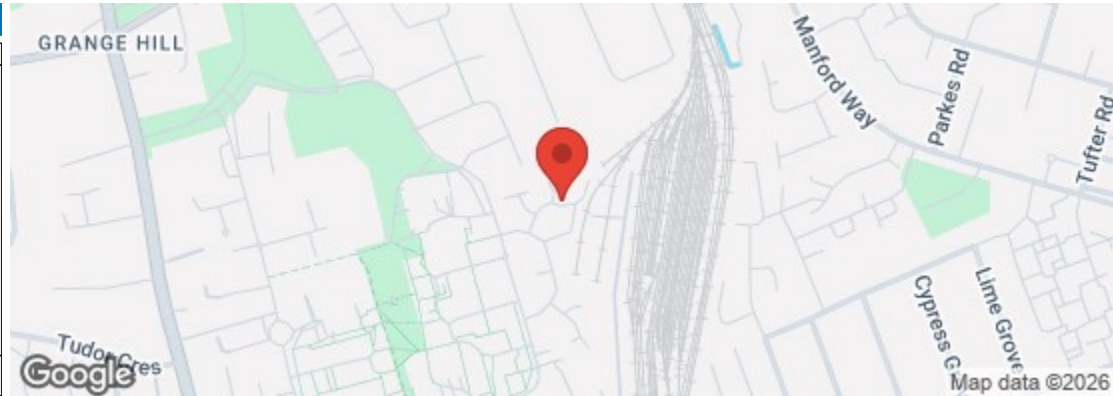
GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing measured floor measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such for only preliminary purposes. The services, fixtures and fittings are approximate and no guarantee is given as to their operability or efficiency can be given. (Based on latest 2022)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		1-20
(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.



Trotwood, Chigwell, IG7 5JN
£1,600 Per Calendar Month

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



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



This first floor apartment is situated in Chigwell and features a large lounge, One double bedroom and one smaller double, separate kitchen and main bathroom. Electric heating. The property is situated 0.4 miles (Approx. 6 minute walk) to Hainault central line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, good access to the M11 and M25. There is also the added benefit of having great primary and secondary schools close by. The property is offered unfurnished. Parking available. Available Mid August.

5 weeks' deposit: £ 1846

Council Tax band: B

EPC rating: D

Minimum 12 months' let

