

TOTAL FLOOR AREA - 424 sq. ft. (39.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor area, the measurements of plots, sections, areas and any other parts are approximate and no responsibility is taken for any error or omission in this document. The agent is not responsible for any error or omission in this document. The agent is not responsible for any error or omission in this document. The agent is not responsible for any error or omission in this document.



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Hall Lane, Chingford, E4 8NU  
£1,400 Per Month

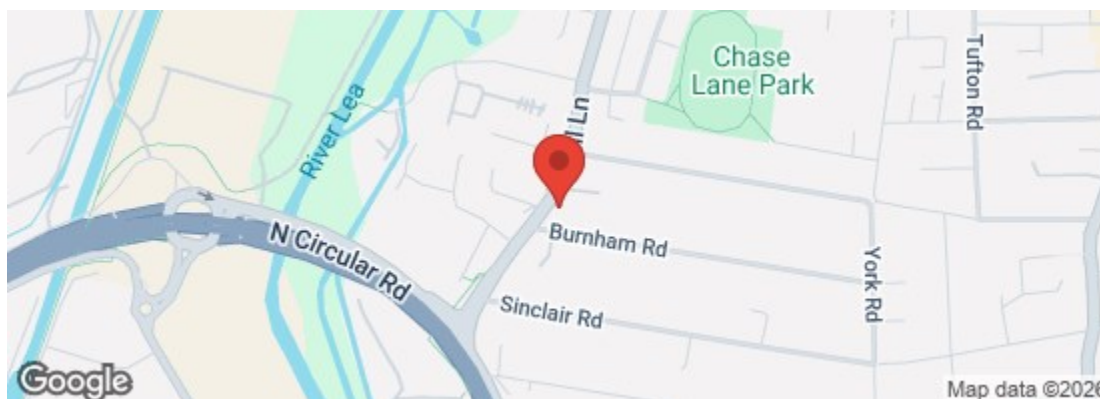
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)

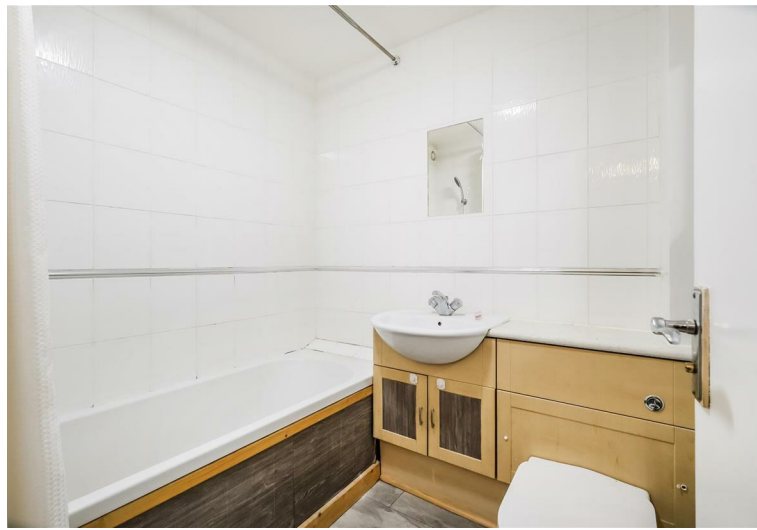
Council: Waltham Forest Council | Council Tax Band: C | Floor Area: 424.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(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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Churchill Estates are delighted to offer to let this modern style one bedroom ground floor flat located virtually opposite The Audi Garage together with the A406 the property offers lounge, fitted kitchen, electric heating, modern bathroom, residents parking at the rear of the property with amenities on Chingford Mount Road including all major bus routes to Walthamstow Town centres and access to North Chingford shops plus Chingford Main Lind Station ( zone 5 ) this one bedroom flat offers an excellent first time rent.

