



WHERE STANDARDS MATTER

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Warren Road, North Chingford, E4

SPENCER MUNSON are pleased to offer this spacious well presented two bedroom top floor flat in Chingford. The flat benefits from two double bedrooms, spacious kitchen with appliances and bathroom benefiting from a bath with over head shower. Short walk to Station Road where you will find local amenities, bars and restaurants and a 17 min walk to Chingford main line station (Zone 5). Available 25th September on an unfurnished basis. Council tax band: C / EPC rating: D.

Rent: £1,500 - Monthly



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Reception 1



Kitchen

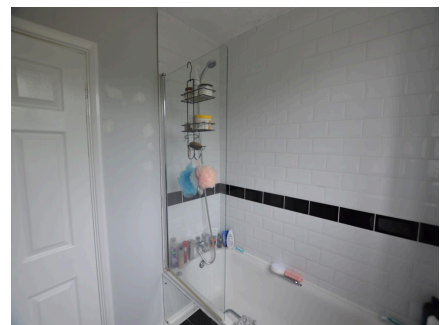


Bedroom 1



Bedroom 2

Bathroom



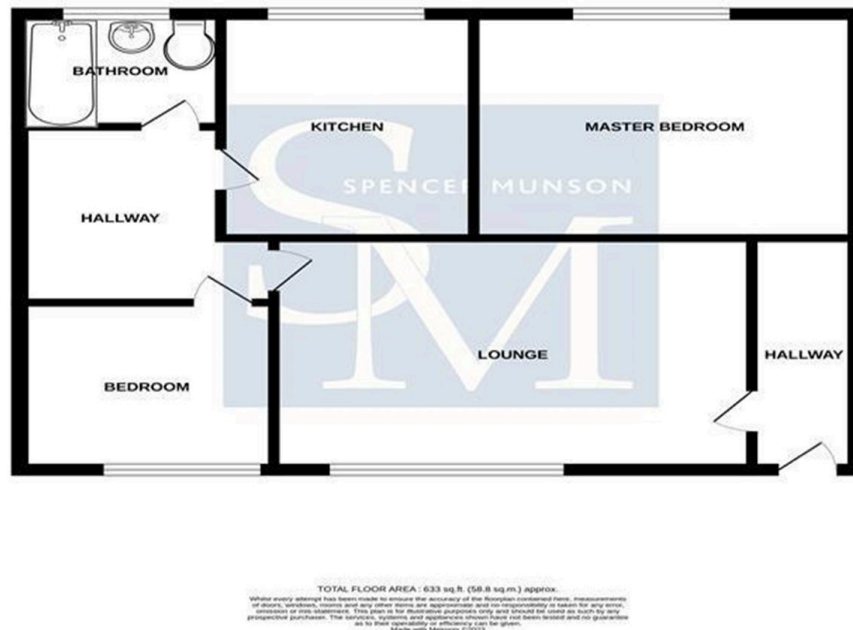
Double Glazing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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 condition, 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.