



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: £1,550 - Monthly



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Reception 1



Kitchen

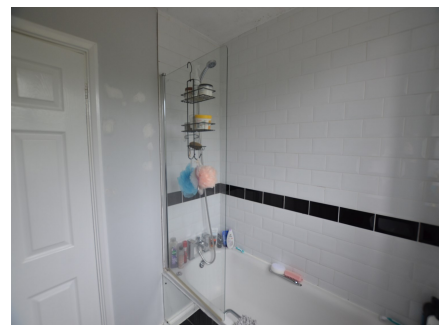


Bedroom 1



Bedroom 2

Bathroom



Garage

Double Glazing

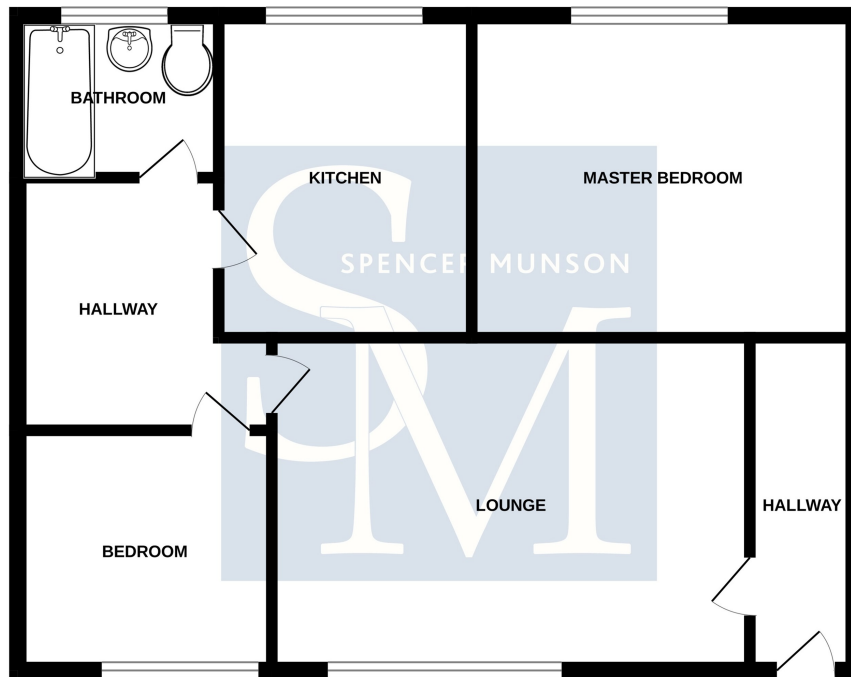
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 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		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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