



Pretoria Road, North Chingford, E4 7HA

PCM
£2,700 PCM

 **Coultons**

PROPERTY SUMMARY

Situated in the heart of North Chingford is the four/five bedroom end of terrace townhouse. Added benefits include a spacious living room, a modern fitted kitchen, a first floor shower room, an en-suite shower room along with a ground floor WC. Externally there is a private rear garden and off street parking.

Pretoria Road is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

In our opinion this property would make an excellent family home and viewing is highly recommended.

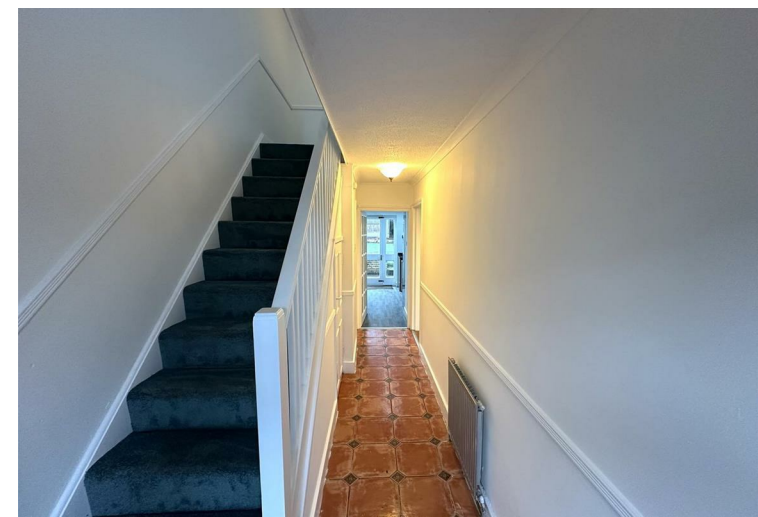
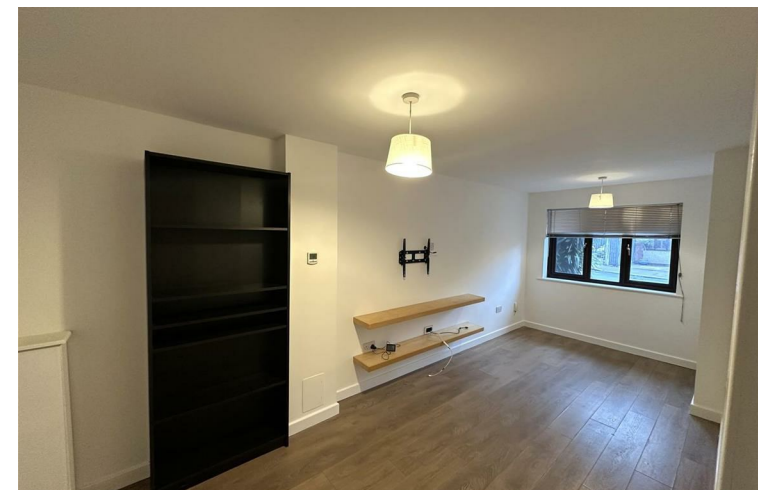
4



2



1



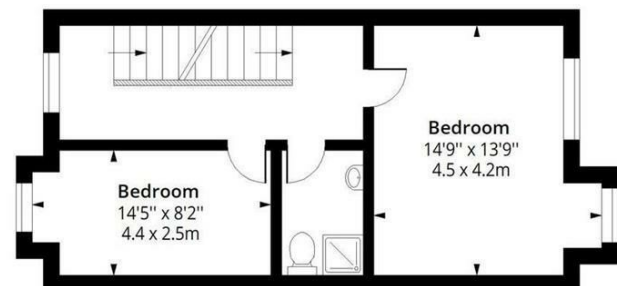






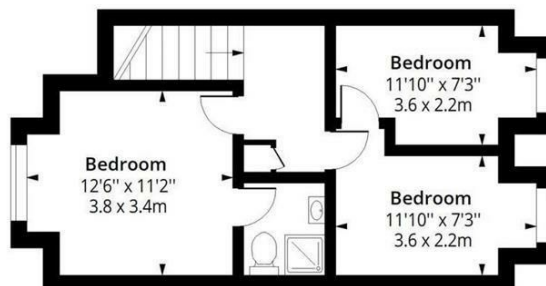
Pretoria Road, E4

Approx. Gross Internal Area 1368 Sq Ft - 127.09 Sq M



First Floor

Floor Area 477 Sq Ft - 44.31 Sq M



Second Floor

Floor Area 418 Sq Ft - 38.83 Sq M



LOCAL AUTHORITY

Waltham Forest

TENURE

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

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		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Floor Area 473 Sq Ft - 43.94 Sq M

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
lettings@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
lettings@coultons.co.uk
www.coultons.co.uk