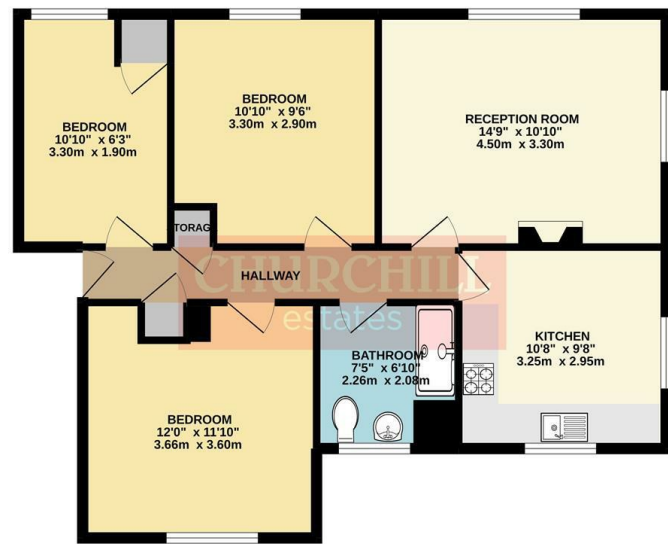




GROUND FLOOR



TOTAL FLOOR AREA: 818sqft (76.0 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan provided, measurements of floors, walls, ceilings and any other items are approximate and do not constitute a guarantee for any specific purpose. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The Seller, its agents and any other persons are not responsible for any errors or omissions in this plan or for any liability or efficiency that may be claimed. Made with Metre2Go

Council: Redbridge | Council Tax Band: C | Floor Area: sq ft



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The Roses, Woodford Green, IG8 9BN
 £2,000 Per Calendar Month

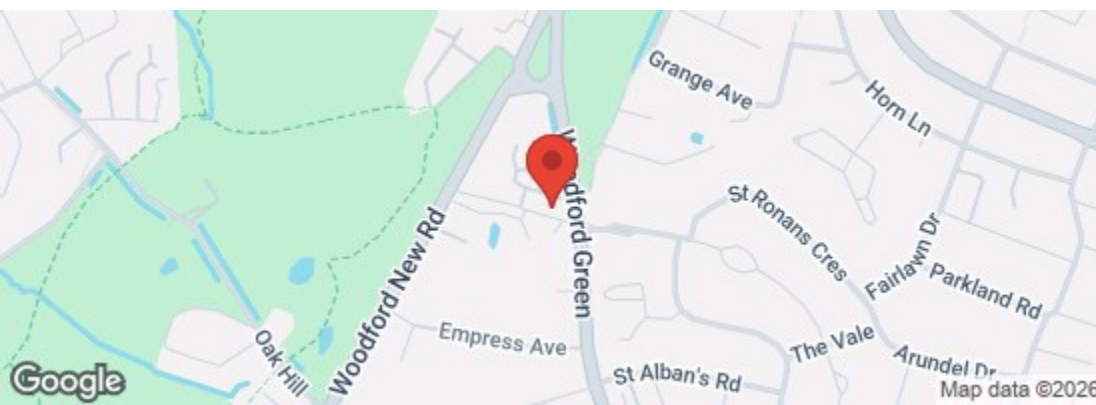
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



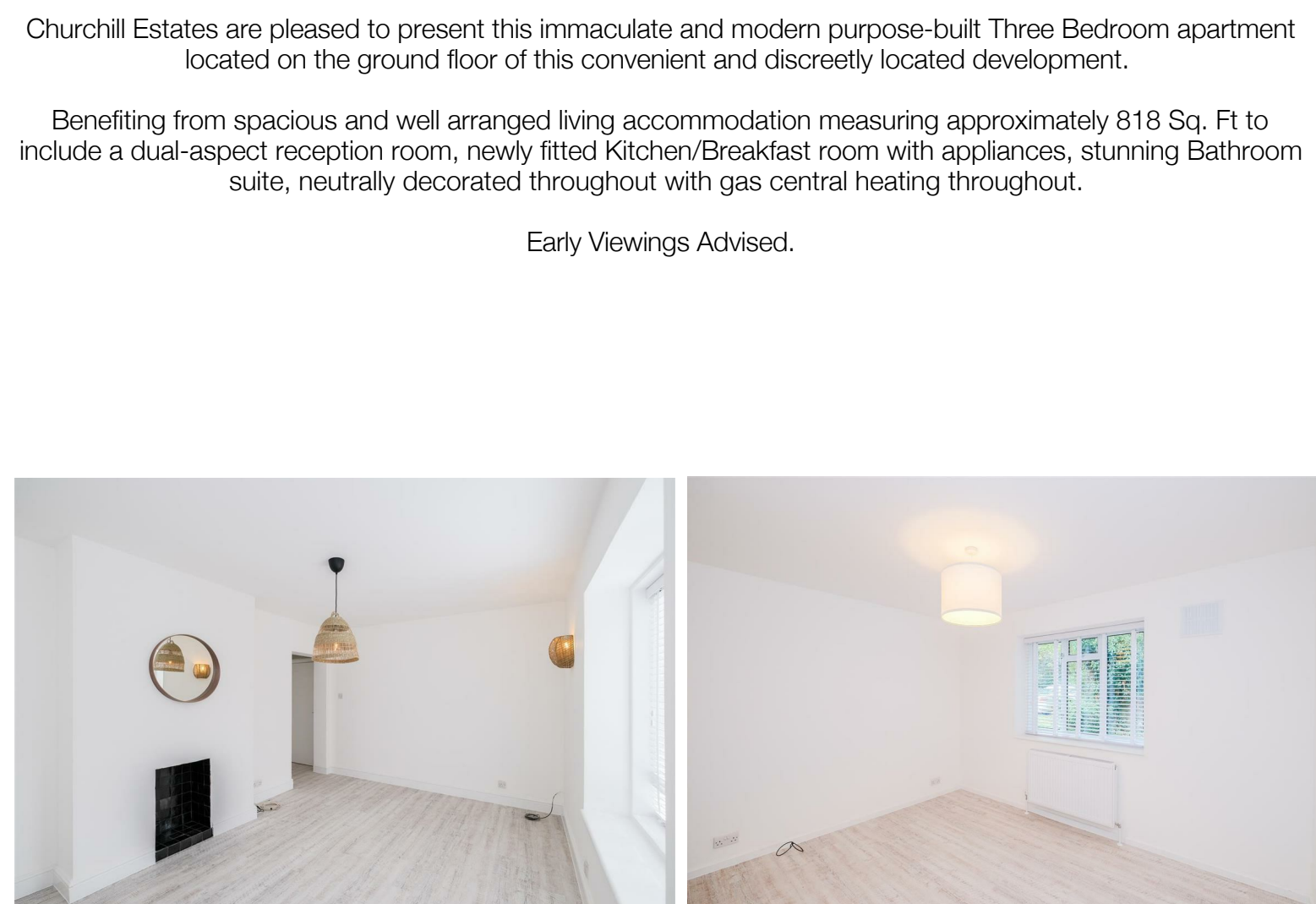
Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk

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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		66	78
	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.



Churchill Estates are pleased to present this immaculate and modern purpose-built Three Bedroom apartment located on the ground floor of this convenient and discreetly located development.

Benefiting from spacious and well arranged living accommodation measuring approximately 818 Sq. Ft to include a dual-aspect reception room, newly fitted Kitchen/Breakfast room with appliances, stunning Bathroom suite, neutrally decorated throughout with gas central heating throughout.

Early Viewings Advised.