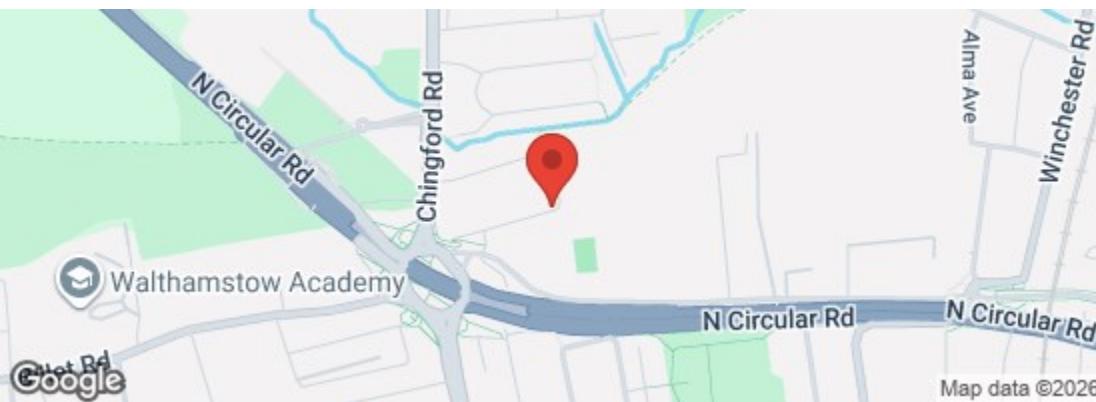




Council: Waltham Forest Council | Council Tax Band: C | Floor Area: 993.00 sq ft

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus)                                   | A                       |         |           |
| (81-91)                                     | B                       |         |           |
| (69-80)                                     | C                       |         |           |
| (55-68)                                     | D                       | 57      | 77        |
| (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.

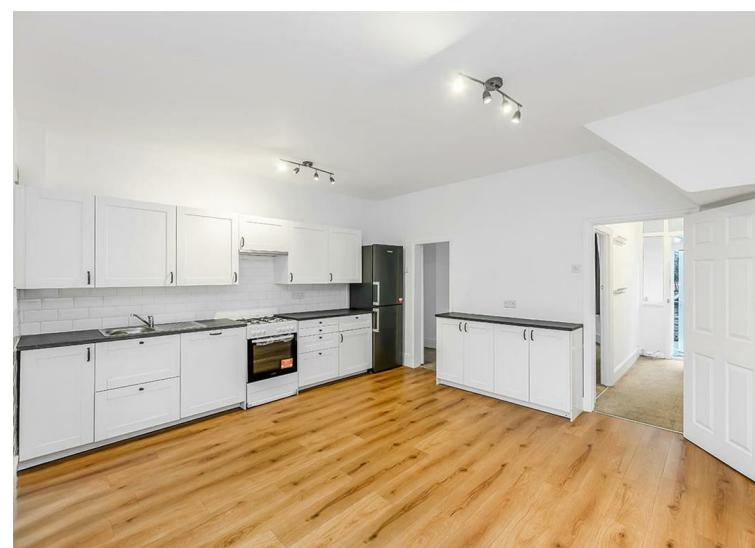
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Grove Park Avenue, London, E4 8SS  
£2,200 Per Month

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



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**

**CHURCHILL**  
estates

