



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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Council: Waltham Forest | Council Tax Band: B | Floor Area: 430.00 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		
(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



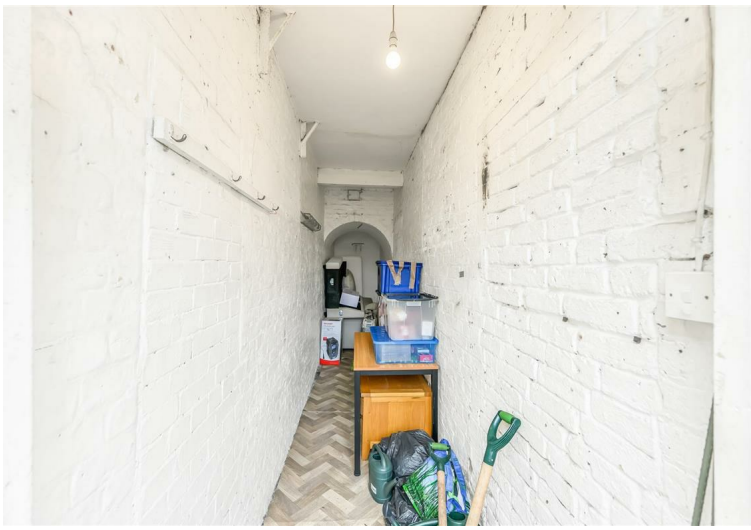
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Ainslie Wood Road, London, E4 9BX
£1,495 Per Month

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



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



Nestled in the charming area of Chingford, Ainslie Wood Road presents a delightful opportunity to acquire a modern ground floor flat. This one-bedroom property spans an inviting 430 square feet, making it an ideal choice for individuals or couples seeking a comfortable living space.

Upon entering, you will find a well-appointed reception room that offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, while the bathroom features contemporary fittings that enhance the overall appeal of the flat.

The property boasts modern decor throughout, complemented by double glazing that ensures a tranquil environment and energy efficiency. Gas central heating adds to the comfort, making this flat a cosy haven during the colder months.

One of the standout features of this property is the large external storage space, providing ample room for your belongings. Additionally, residents can enjoy access to a shared garden, offering a lovely outdoor area to unwind and appreciate the fresh air.

This unfurnished flat will be available for occupancy in mid to late February, presenting a fantastic opportunity to make it your own. With its convenient location and modern amenities, this ground floor flat on Ainslie Wood Road is not to be missed. Whether you are looking to rent or invest, this property promises a delightful living experience in a sought-after area.

