

TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and not responsible for any error, omission or misstatement. This plan is provided as a guide only and should be used in conjunction with a professional surveyor. The agent does not accept any liability for any error or omission.

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



**CHURCHILL**  
estates

Frances Road, London, E4 9DH  
£1,700 Per Month

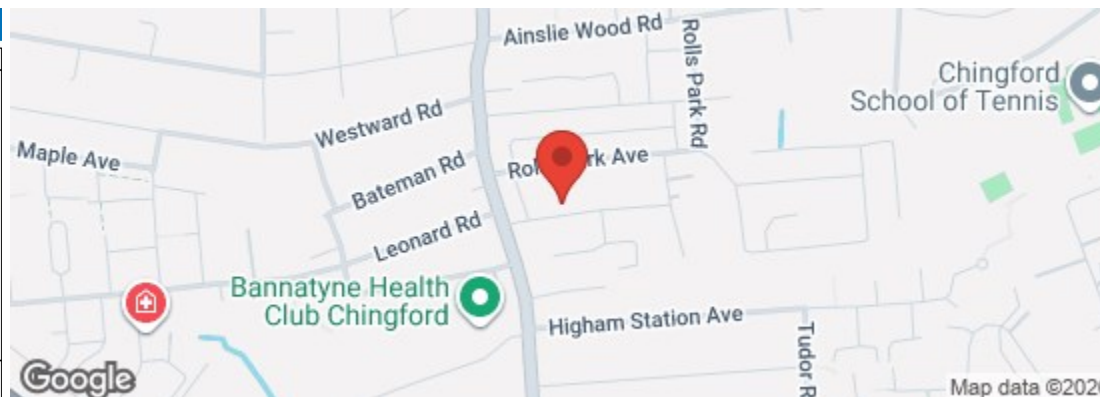
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		68	77
	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.

