

GROUND FLOOR  
APPROX. FLOOR  
AREA 85 SQ.FT.  
(7.9 SQ.M.)

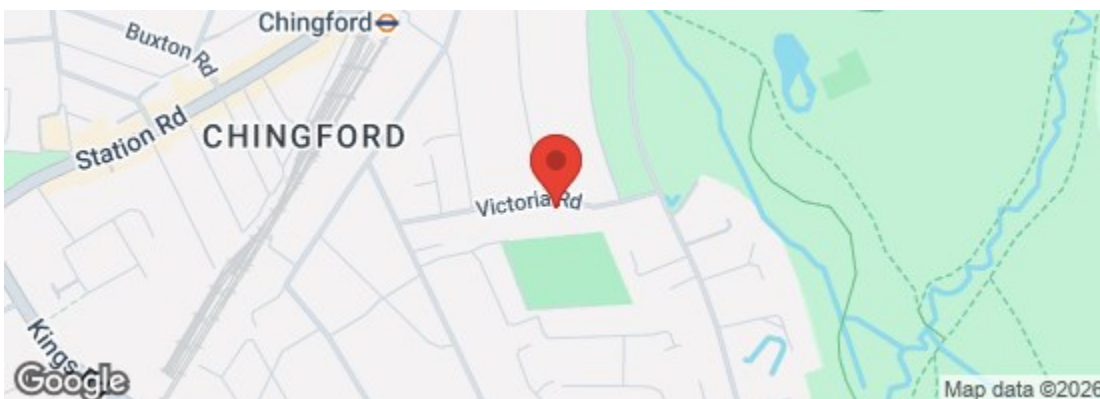


TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 693 SQ.FT.  
(64.4 SQ.M.)

Council: Waltham Forest Council | Council Tax Band: C | Floor Area: 778.00 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		67	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

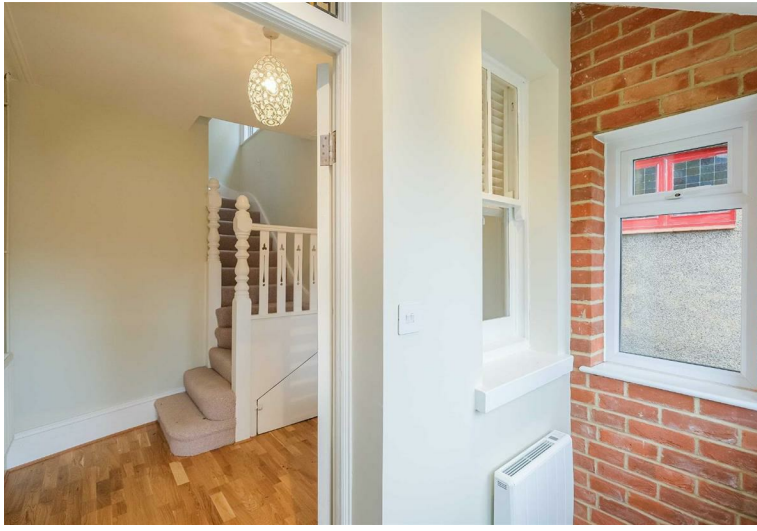
Victoria Road, North Chingford, E4 6BY  
£1,950 Per Month

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



**CHURCHILL**  
estates

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



Churchill Estates offer to let this exceptional two bedroom first floor maisonette set within a character property , located in a sought-after location backing directly onto Chingford Cricket Green, offering two bedrooms, lounge, fitted kitchen, luxury bathroom, access to rear section of garden, offered unfurnished. and available now.

