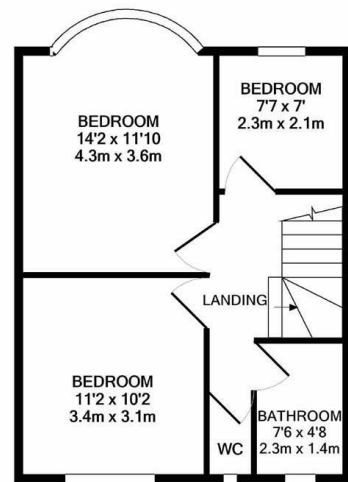


GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 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.
Made with Metropix ©2021

Council: Waltham Forest | Council Tax Band: D | Floor Area: 912.00 sq ft



Larkwood Road, Chingford, E4 9DU
£2,200 Per Month

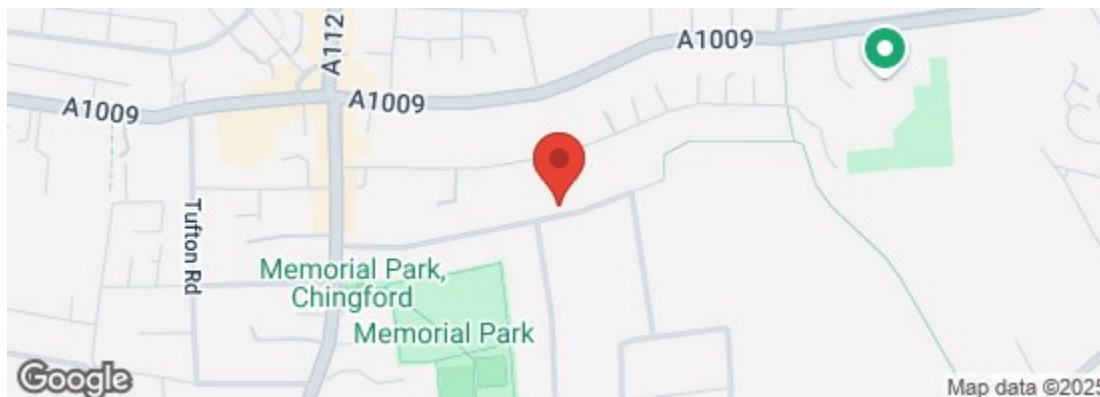
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



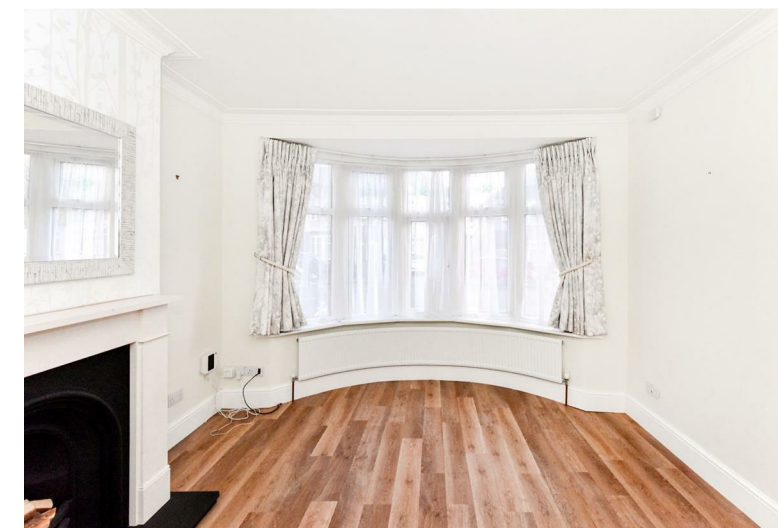
Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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 are delighted to offer to let this attractive double bayed three-bedroom mid terrace family house located in a sought-after location immediately off Chingford Mount Road and only a short walk to Larkwood Park / Playing fields. The property offers two reception rooms, fitted kitchen, three good sized bedrooms, gas central heating, double glazed windows, off street parking, and an approximately 60ft, offered unfurnished, available mid-November.

