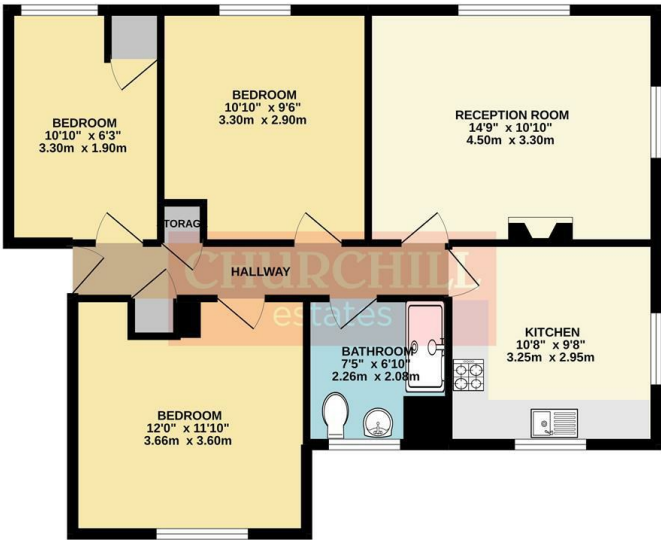




GROUND FLOOR



TOTAL FLOOR AREA: 838sq ft (76.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms, yards and any other details are approximate and do not represent a legal guarantee of any kind. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The Council, Ordnance Survey and any other authority shall not be held responsible for any errors or omissions as to their quantity or efficiency can be given. Made with MetreX (2022)

Council: Redbridge | Council Tax Band: C | Floor Area: 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.



The Roses, Woodford Green, IG8 9BN
£2,000 Per Calendar Month

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



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



Churchill Estates are pleased to present this immaculate and modern purpose-built Three Bedroom apartment located on the ground floor of this convenient and discreetly located development.

Benefiting from spacious and well arranged living accommodation measuring approximately 818 Sq. Ft to include a dual-aspect reception room, newly fitted Kitchen/Breakfast room with appliances, stunning Bathroom suite, neutrally decorated throughout with gas central heating throughout.

Early Viewings Advised.

