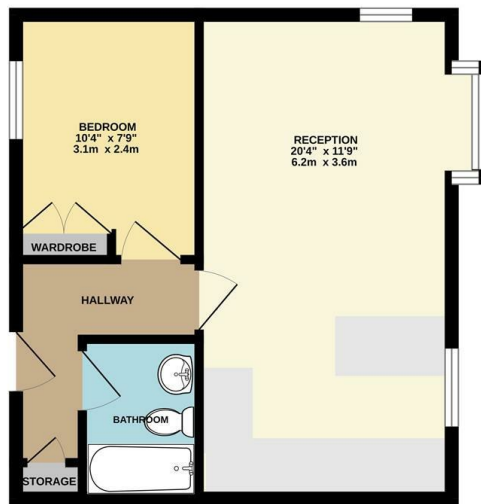




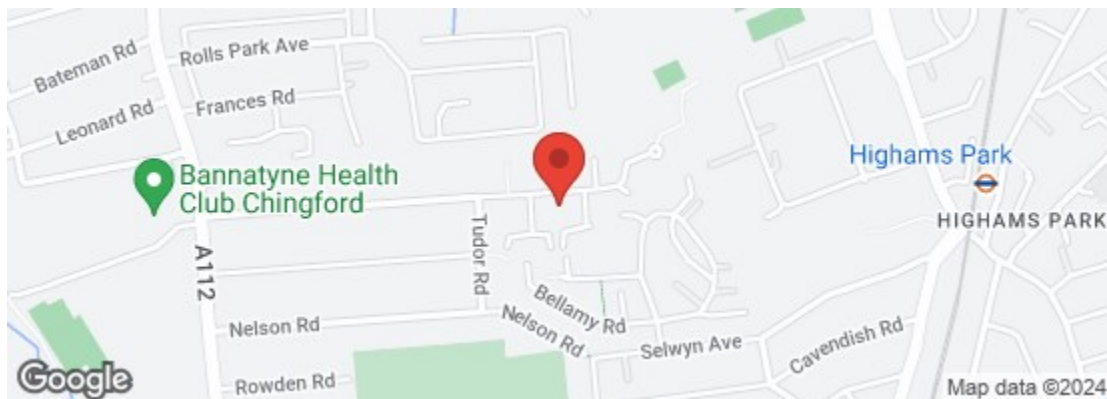
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, wall, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract or any other legal document. All dimensions and measurements are given in feet and inches unless otherwise stated. Map data ©2024

Council: Waltham forest | Council Tax Band: B | Floor Area: sq ft

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>		74	81
	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

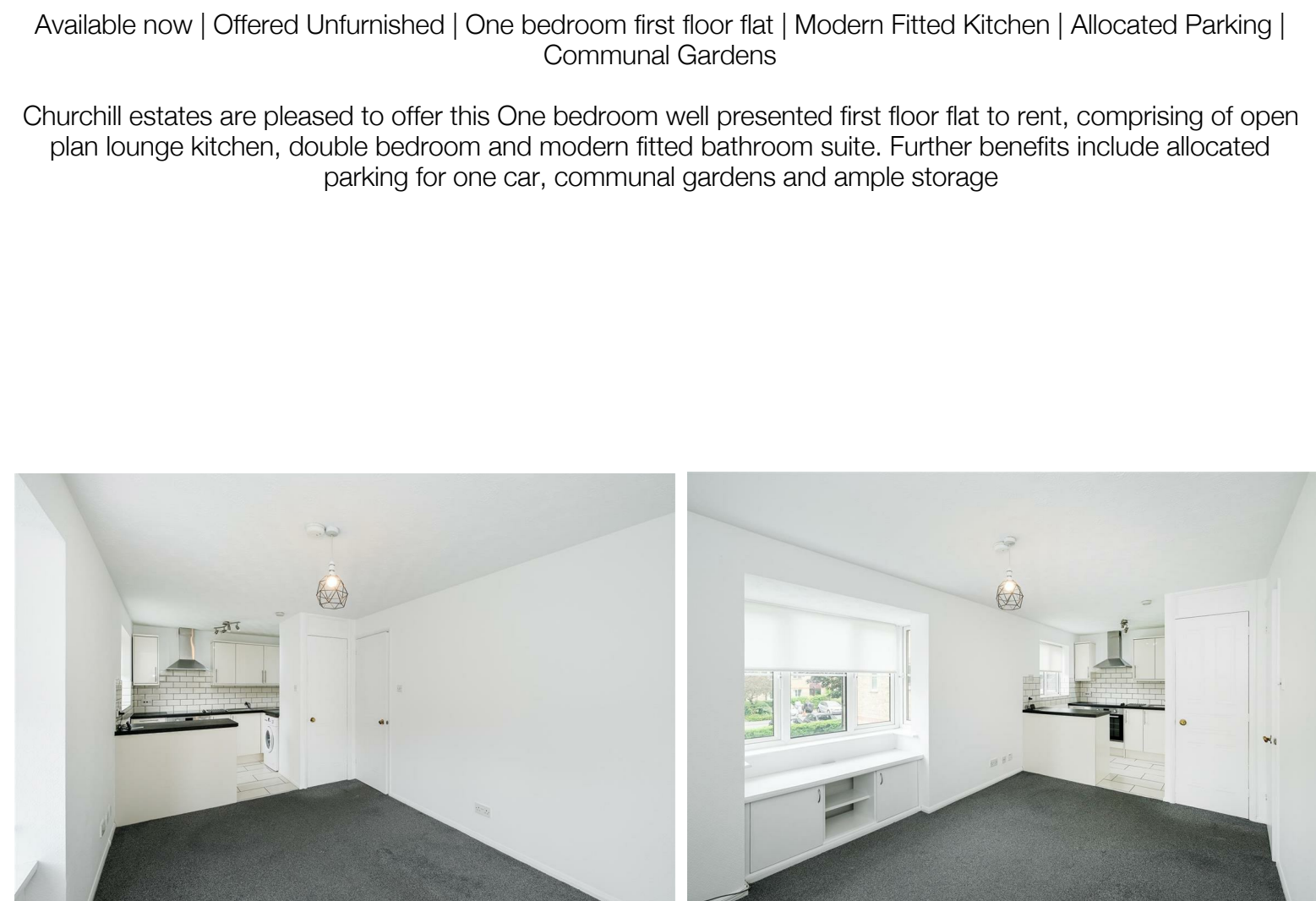
Higham Station Avenue, Chingford, E4 9XG  
£1,300 Per Month

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



**CHURCHILL**  
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Available now | Offered Unfurnished | One bedroom first floor flat | Modern Fitted Kitchen | Allocated Parking | Communal Gardens

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