

TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.4 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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Council: Redbridge | Council Tax Band: C | Floor Area: sq ft



**CHURCHILL**  
estates

Hadleigh Lodge, Woodford Green, IG8 0DH  
 £1,800 Per Month

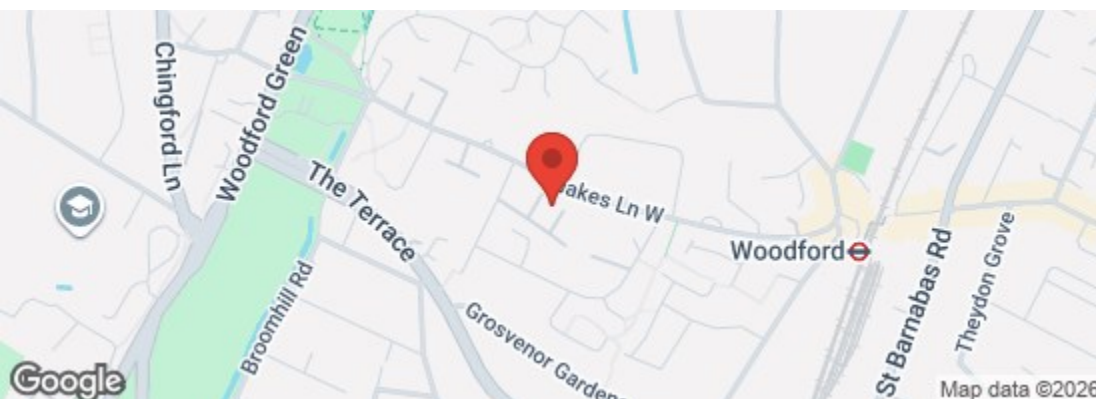
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@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>		72	75
	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.



Available from the 10th July | Fully Refurbished | Offered Unfurnished | Two bedroom Ground Floor Flat | A Two Minute walk of Woodford Green Central Line Station

Churchill Estates are delighted to offer this beautifully presented Two bedroom Ground floor flat to rent. Located within close proximity to Woodford Green Central Line Station and Broadway Shops. Comprising of Two double bedroom. Large lounge with Parquet Flooring, immaculate fully fitted kitchen and modern bathroom with separate WC.

