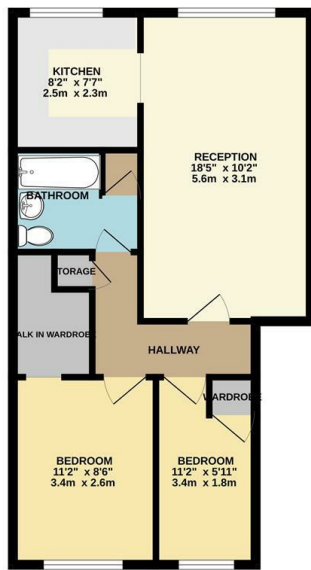




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq. ft. (49.8 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The seller, Council and agent make no representation or warranty as to the accuracy of the information provided. All in that accuracy of efficiency can be given. (N/A and N/A are used)

Council: Watham Forest | Council Tax Band: C | Floor Area: sq ft



CHURCHILL
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Higham Station Avenue, London, E4 9UX
£1,650 Per Month

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(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

Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk



Churchill Estates are pleased to offer to let this fully refurbished GROUND FLOOR TWO BEDROOM FLAT set within a modern purpose built block at the end of Higham Station Avenue. Within easy access for commuters to Highams Park Station.

Accessed from a pedestrian alley way at the end of the road that takes you to Selwyn Avenue which is within easy reach of the Station. Numerous bus routes can be found on Chingford Mount Road to Walthamstow Central and North Chingford. The flat offers Lounge/ fitted kitchen area, white bathroom suite and two bedrooms. The property offers electric heating (Please note there is no gas connected at the block) also there is one resident parking space.