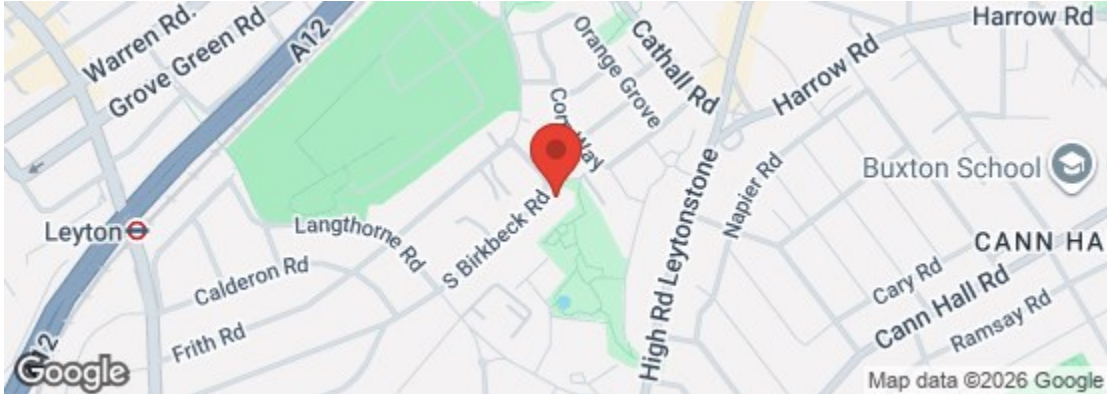


TOTAL FLOOR AREA: 624sq ft, (58.0 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 1/2024

Council: Waltham Forest Council | Council Tax Band: B | Floor Area: 624.00 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>                  | EU Directive<br>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.

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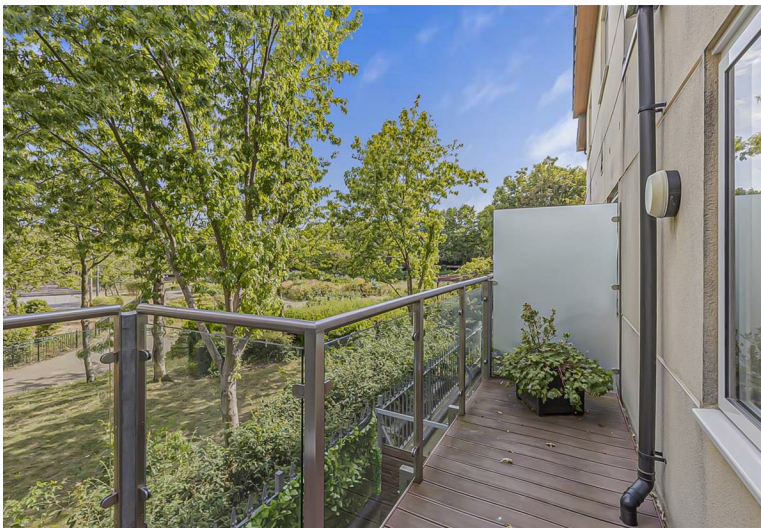
Parker Court, 106a South Birbeck Rd, Leytonstone, E11  
£1,500 Per'Month

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



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





Churchill Estates are pleased to offer to let this modern one bedroom first floor apartment set within this modern gated development off South Birkbeck Road accessible to Leyton Central Line Station and within easy access to all other transport facilities and major bus routes, the property offers reception room incorporating a fitted kitchen area, modern bathroom, double bedroom, balcony overlooking parkland to rear approached from reception area, gas central heating and offered unfurnished available now.

PLEASE NOTE: there is no resident parking within the development only on street permit parking available

