



TOTAL FLOOR AREA: 1714 sq.ft. (159.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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: F | 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.

CHURCHILL
estates



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St. Albans Crescent, Woodford Green, IG8 9EH
£3,250 Per Month

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2



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



Available Immediately | Offered Unfurnished | Five Bedroom Family home | Two Reception rooms | Two modern bathrooms and additional ground floor WC

Churchill estates are delighted to offer this charming Edwardian terraced house to rent situated on a desirable road. The ground floor offer a large bright lounge with high ceilings, a further reception room benefitting from bi fold door leading to the well maintained rear garden, fully fitted kitchen with separate utility and ground floor WC. The first floor offers three good sized bedrooms and four piece bathroom suite, there are a further two bedrooms and additional shower room on the second floor.

