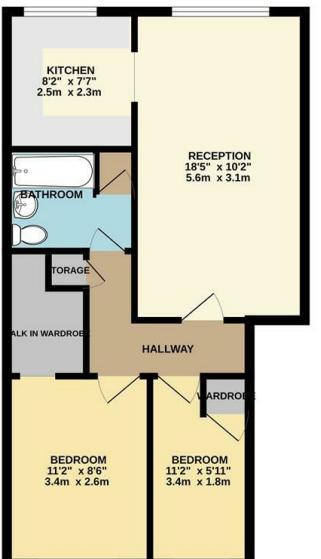




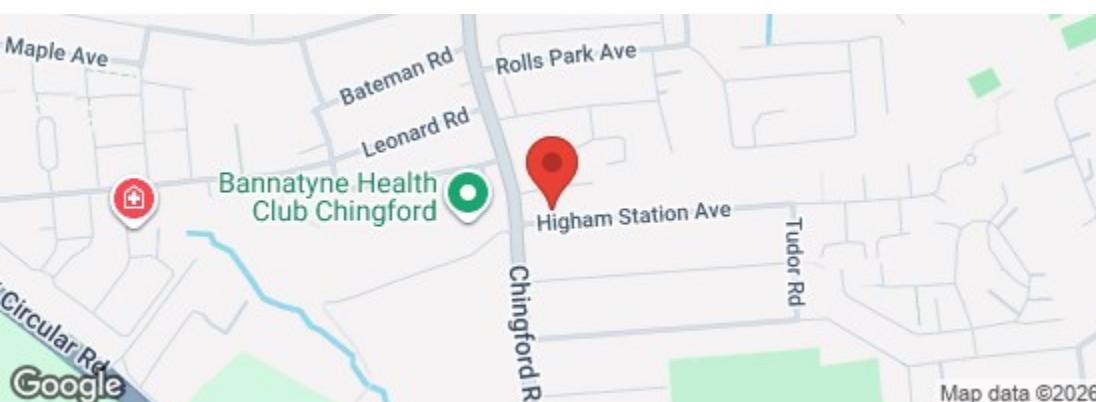
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the main rooms and are not intended to include recesses, built-in cupboards or other fixtures or fittings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements have not been taken to the nearest centimetre and no guarantee can be given as to their accuracy or efficiency can be given.
Made with RoomSketcher 2020

Council: Waltham Forest | Council Tax Band: C | 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	75
(39-54)	E	
(21-38)	F	64
(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.

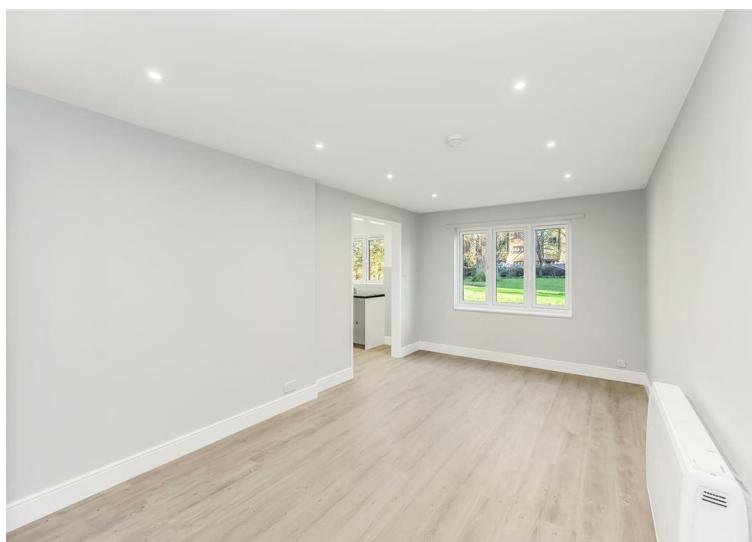
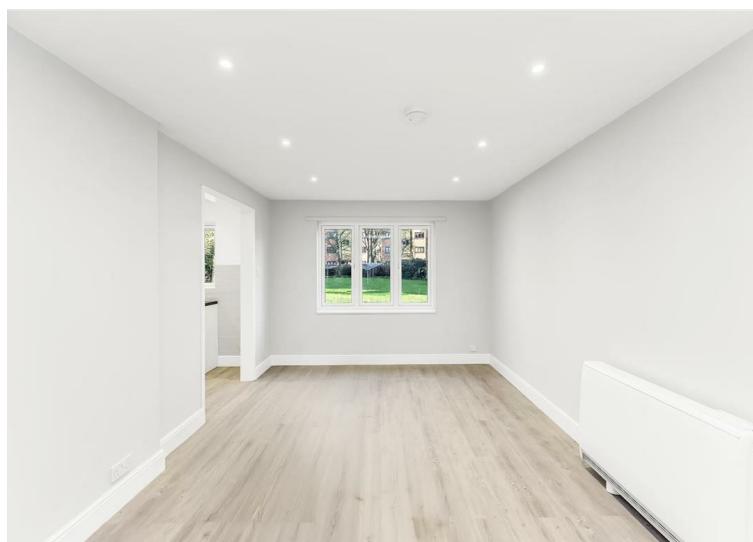
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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

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



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CHURCHILL
estates



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.