



CHURCHILL
estates

Odessa Road, Forest Gate, E7 9DZ
Guide Price £475,000 Freehold
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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.

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Request a Viewing: **020 8989 0011** Email: **wanstead@wearechurchills.co.uk**

For Sale by Savills Auction - Tuesday 9th December

[https://auctions.savills.co.uk/index.php?
option=com_bidding&view=commission&layout=details&preview=1&id=20129](https://auctions.savills.co.uk/index.php?option=com_bidding&view=commission&layout=details&preview=1&id=20129)

Viewings available:

Thursday 4th December between 12:00 - 13:30
Saturday 6th December between 12:00 - 13:30
Monday 8th December between 10:00 - 11:00