

TOTAL APPROX. FLOOR AREA 1494 SQ.FT. (138.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropro ©2020

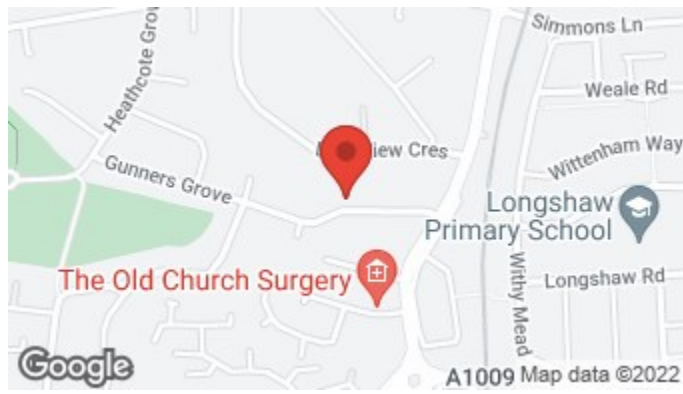
CHURCHILL
estates

Churchill Estates are pleased to offer this characterful four-bedroom semi-detached house situated off Larkshall Road being within easy reach of North Chingford shops and Chingford Main Line Station (Zone 5).



Colvin Gardens, Chingford, E4 6PF
£2,300 Per Month

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	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Council Tax Waltham Forest Band E
 EPC Rating 53 (E)
 Security Deposit £2,653.00
 Minimum Contract term 12 Month let

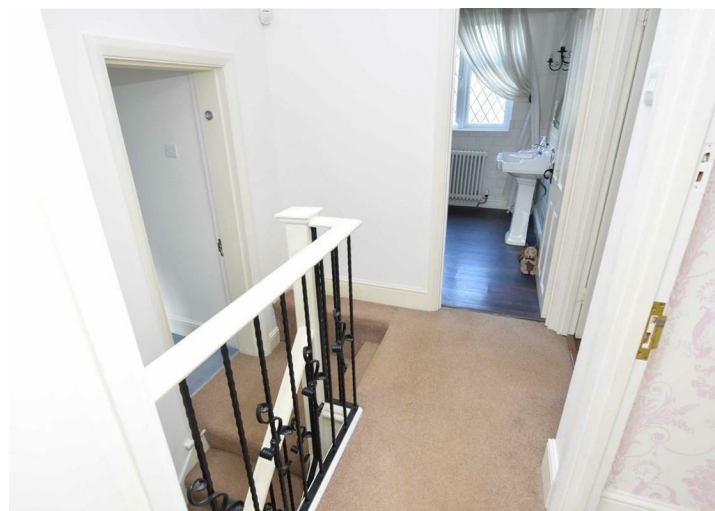
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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

To view call **020 8529 5500**
 Email northchingford@churchill-estates.co.uk

To view call **020 8529 5500**
 Email northchingford@churchill-estates.co.uk



Churchill Estates are delighted to offer to let this superb 4-bedroom family house situated in a sought-after location off Larkshall Road within easy access to both Chingford Hatch and North Chingford Main Line Station (Zone 5). The property offers excellent sized family accommodation which includes on the ground floor, Through Lounge, Fitted Kitchen with Dining Area, utility room, ground floor study/bedroom First Floor Accommodation includes four bedrooms and family bathroom and secluded rear garden off street parking for two cars.