

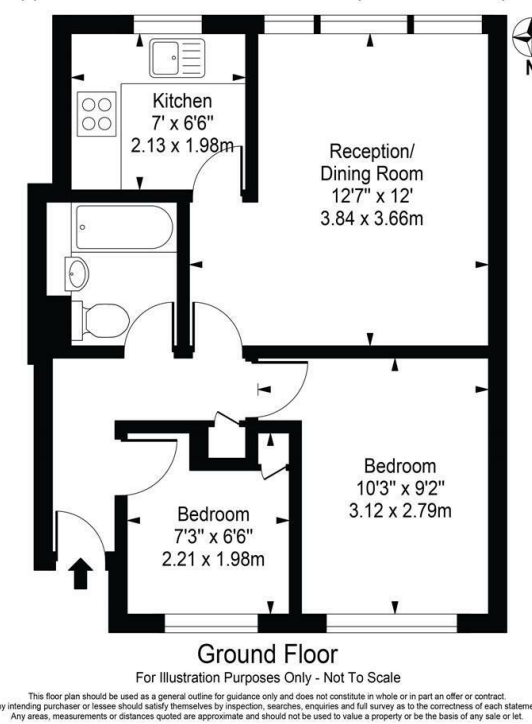


SPACIOUS 2 BEDROOM GROUND FLOOR FLAT offered UNFURNISHED and set within a modern style 2 purpose built block located within access to A406 and Chingford Mount. COUNCIL TAX BAND C

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Marlborough Road
 Approx. Gross Internal Area 395 Sq Ft - 36.70 Sq M



Marlborough Road, Chingford, E4 9AL
 £1,275 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		
(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.



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