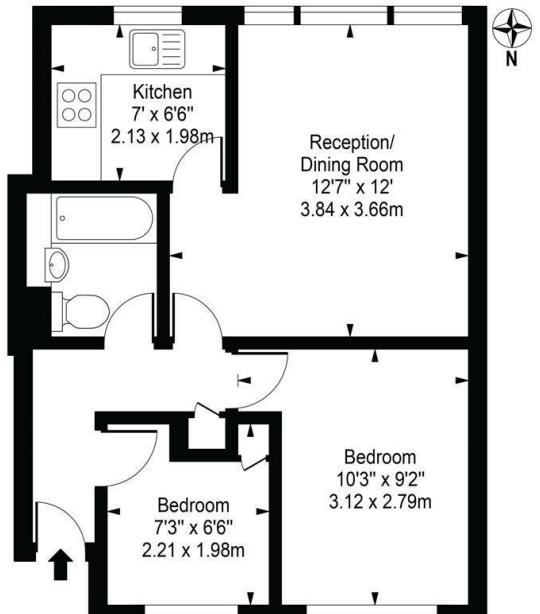




SPACIOUS 2 BEDROOM GROUND FLOOR FLAT offered UNFURNISHED and set within a modern style 2 purpose built block located within access to A406 and Chingford Mount. COUNCIL TAX BAND C

**CHURCHILL**  
estates

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



Ground Floor

For Illustration Purposes Only - Not To Scale

The floor plan should be used as a general outline for guidance only and does not constitute an offer or part of an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and by survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         |           |
| (81-91) B  | 74      | 77        |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not energy efficient - higher running costs                |         |           |
| 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.



**Marlborough Road, Chingford, E4 9AL**  
£1,275 Per Month



**CHURCHILL**  
estates

To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

