



TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms and other areas are approximate and may not be exact. There may be minor omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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Council: London Borough of Waltham Forest | Council Tax Band: E | Floor Area:  
916 000 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		
(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.



**CHURCHILL**  
estates

Grosvenor Heights, North Chingford, E4 7GA  
£1,975 Per Month

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



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

**CHURCHILL**  
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Lounge  
19'3" x 12'3"  
Kitchen/Diner  
14'0" x 8'6"  
Bedroom One  
18'8" x 11'4"  
En-Suite Bathroom  
Bedroom Two  
14'0" x 9'7"  
Shower Room

Churchill Estates are delighted to offer to let this superb two bedroom and two-bathroom second floor apartment located within this prestigious gated development on Forst View, offering stunning views across Golf Course and Forest Land beyond accessible to Chingford Main Line Station (zone 5). the apartment is conveniently located for local shops in Station Road including Tesco's and numerous bars and restaurants, offered with allocated car port parking accessed via a fob operated electronic gates.

Churchill Estates are delighted to offer to let this recently redecorated 2 bedroom second floor apartment, set within this favoured and sought after lift serviced Grosvenor Heights development, the apartment is located on the second floor looking directly over West Essex Golf Course with Epping Forest beyond, the apartment has had new carpets fitted to reception room and bedroom, underfloor heating, well tendered and maintained gardens, allocated car port for one car, accessible to Station Road and Chingford Main Line Station ( zone 5 ).

