



TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 SQ.M.)  
PLAN NOT TO SCALE FOR INFORMATION ONLY  
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Council: Redbridge | Council Tax Band: C | Floor Area: 465.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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



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Fourways, Buckhurst Hill, IG9 5HW  
£1,400 Per Calendar Month

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



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**





This one bedroom ground floor rental property is situated on the high road in Buckhurst Hill. The property is situated 1.0 mile to Buckhurst Hill central line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, but also with good access to Queens Road with its bars, restaurants and shops and further benefiting from good vehicular access to the M11 and M25.

This unfurnished property is positioned on the ground floor and has a bright spacious lounge with doors onto garden, seperate kitchen area, one double bedroom and bathroom. The property is also on bus routes to both Loughton and Buckhurst Hill Central Line stations.

The property is recorded in the EPC as being 38sq m (409sq ft) and a rating: E

5 weeks' deposit: £ 1,615

Council Tax band: C

EPC rating: E

Minimum 12 months' let

