



Lansdowne Road, Chingford, E4 7SJ

PER MONTH  
£2,500 Per Month

 **Coultons**

## PROPERTY SUMMARY

Situated on a quiet residential road, this immaculately presented three-bedroom home offers modern and comfortable living throughout. The property features a contemporary fitted kitchen with a dining area, spacious and inviting living room, and a beautifully appointed first-floor shower room. Additional benefits include double glazing, gas central heating, a private rear garden along with stunning views over the reservoirs.

Lansdowne Road is conveniently located between the shopping amenities of Chingford Mount and the vibrant High Street of Station Road in North Chingford. Both areas provide an excellent selection of bars, cafés, and restaurants, offering a wide variety of cuisines. The open green spaces of Ridgeway Park are within easy reach, along with the extensive Epping Forest, ideal for scenic walks and cycling.

The area is well served by a number of reputable schools, including Parkside Primary School, Lime Academy Larkwood, Chase Lane Primary School, and Chingford Foundation School.

Transport connections are excellent, with local bus routes nearby and Chingford Overground Station providing direct access to Liverpool Street. Walthamstow Central is also easily accessible, offering interchange with the Victoria Line.

In our opinion this property will make an outstanding family home. Early viewing is highly recommended.

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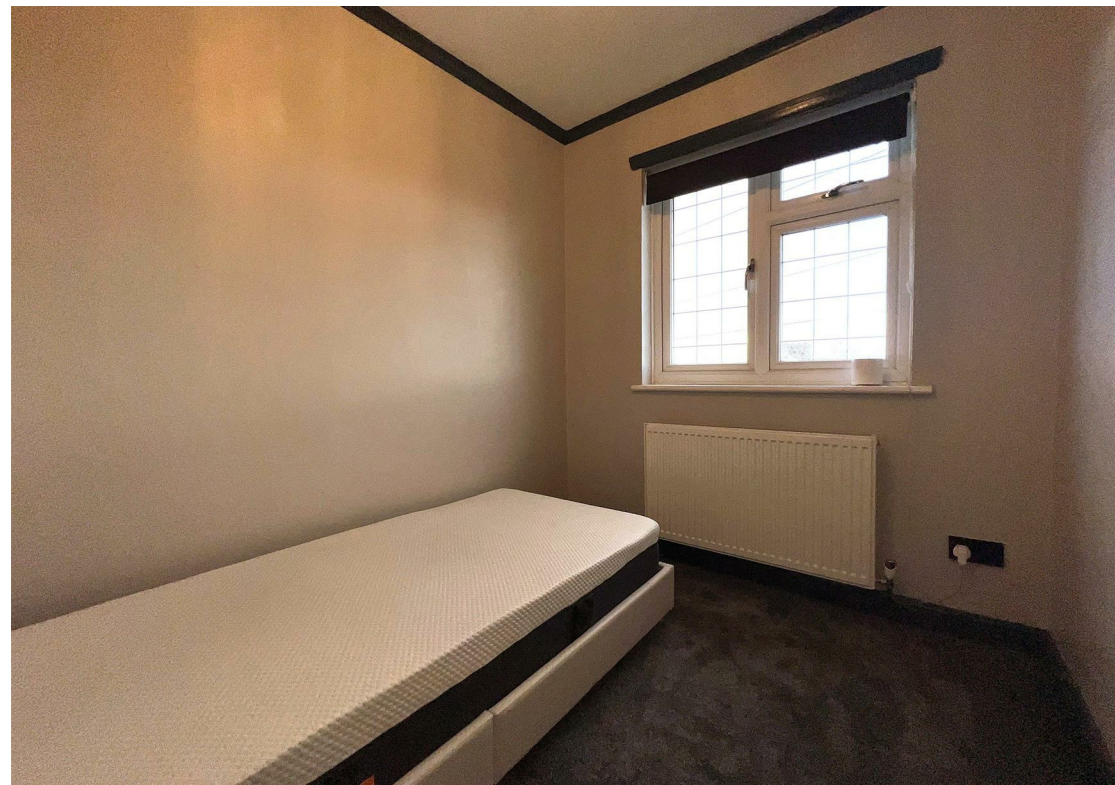


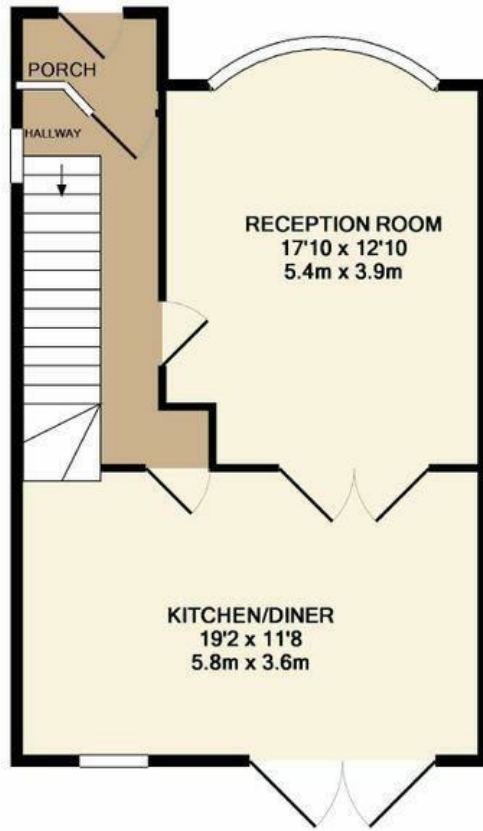
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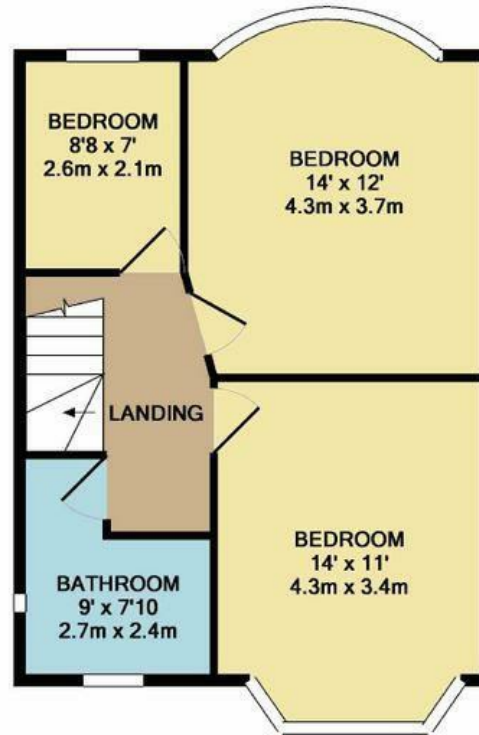
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GROUND FLOOR  
APPROX. FLOOR  
AREA 530 SQ.FT.  
(49.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 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  
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**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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