



Weale Road, E4 6JL

PCM  
£1,750 PCM

 **Coultons**

## PROPERTY SUMMARY

RENT INCLUDES UTILITY BILLS.

Offering for this two bedroom first floor, split level flat. Added benefits include the sole use of two bathrooms, an open plan living room with kitchen along with a separate utility room.

Weale Road is situated within easy reach of the local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

A happy middle ground between city and country life, you'll find many parks in Chingford as well as the vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

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**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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



**OFFICE ADDRESS**  
26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
lettings@coultons.co.uk  
www.coultons.co.uk

**OFFICE ADDRESS**  
425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
lettings@coultons.co.uk  
www.coultons.co.uk