



Mount View Road, North Chingford, E4 7EF

PER MONTH  
£2,700 Per Month

 **Coultons**

## PROPERTY SUMMARY

Situated on a sought after residential road in the heart of North Chingford is the spacious and well proportioned four bedroom family home set over three floors. Added benefits includes two reception rooms, a modern fitted kitchen, two first floor bathrooms (one being a shower room), double glazing, gas central heating, a good sized rear garden and off street parking.

Mount View Road is just around the corner from Station Road in North Chingford with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest across the road to explore for when you fancy a tranquil walk.

In our opinion this property would make an excellent home with many good schools, both primary and secondary being nearby. Viewing is highly recommended.

PLEASE NOTE: NOT AVAILABLE TO SHARERS.

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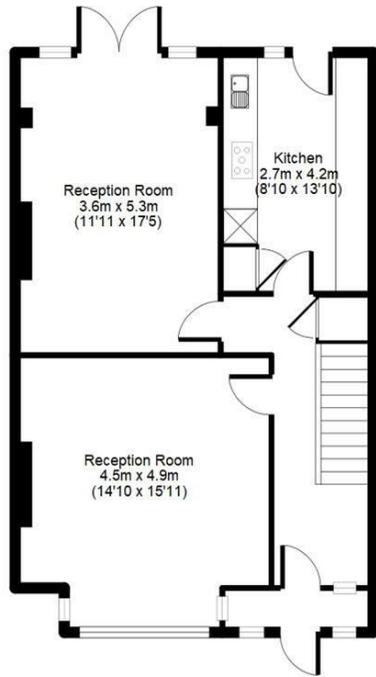
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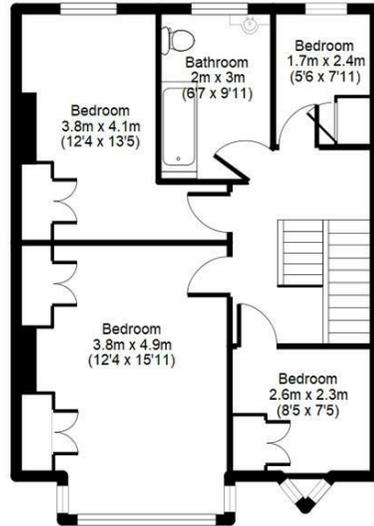


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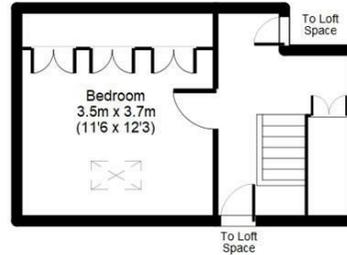
APPROX GROSS INTERNAL FLOOR AREA: 1507 sq. ft / 140 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only  
Measurements are approx and not to scale

**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</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



**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