



The Ridgeway, North Chingford, E4 6QN

PCM  
£2,400 PCM

 **Coultons**

## PROPERTY SUMMARY

Offering for rent this four double bedroom house set over three floor situated in the heart of North Chingford. Added benefits include a spacious living room, a fitted kitchen with breakfast bar, a ground floor WC, a first floor shower room, a second floor bathroom, double glazing, gas central heating balcony, and a private rear garden with garage to the rear.

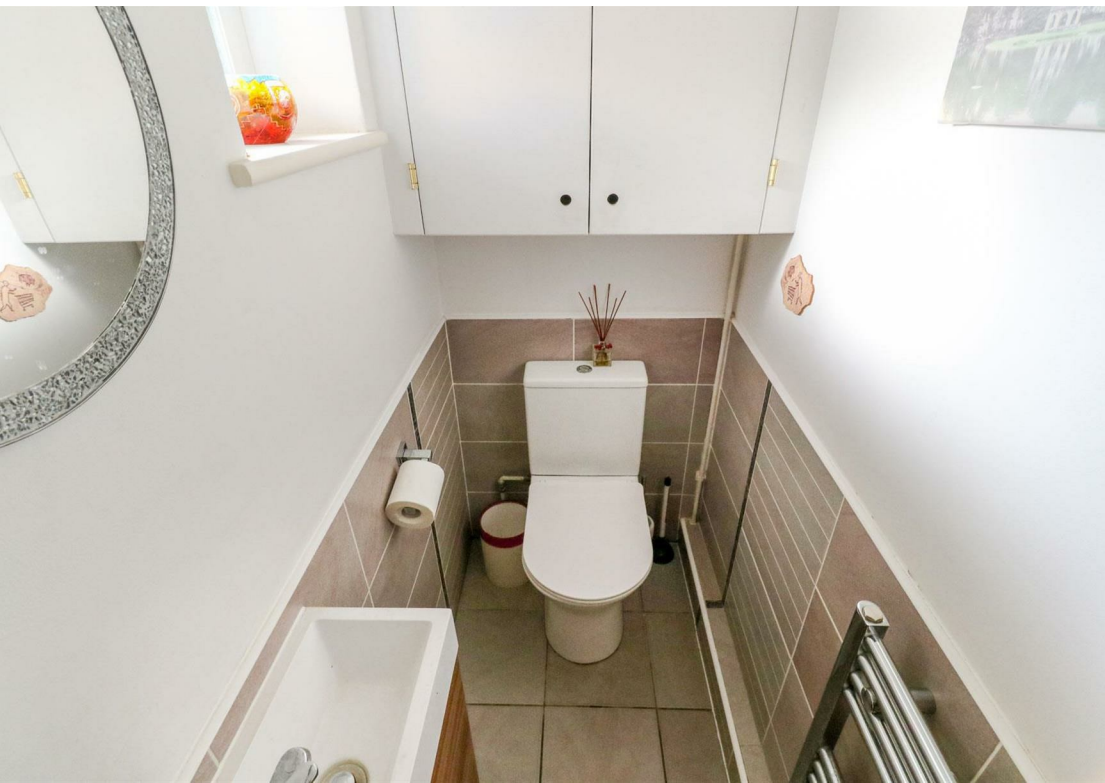
The Ridgeway in North Chingford and is only a short walk to the busy and vibrant shopping area of Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco 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 Station 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 to explore for when you fancy a tranquil walk right on your door step.

In our opinion this property would make an excellent and wonderful home and must be seen to be fully appreciated.



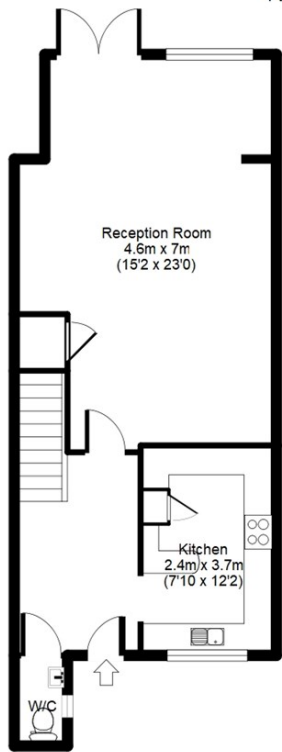




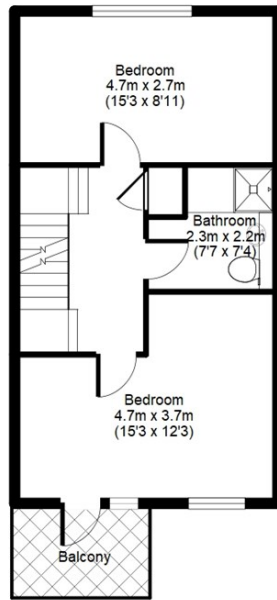


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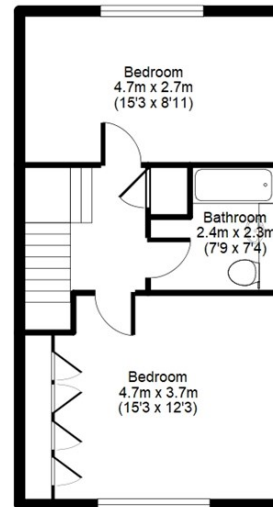
APPROX GROSS INTERNAL FLOOR AREA: 1406 sq. ft / 131 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only  
Measurements are approx and not to scale

**LOCAL AUTHORITY**  
Waltham Forest London Borough

**TENURE**

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>88</b>
(81-81) <b>B</b>			
(69-80) <b>C</b>		<b>70</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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