



Friday Hill West, Chingford, E4 6JJ

PER MONTH
£2,300 Per
Month

 **Coultons**

PROPERTY SUMMARY

Presenting a beautifully arranged three double-bedroom terraced home, ideally positioned within easy reach of Station Road in North Chingford. The property features a welcoming front living room, a modern fitted kitchen with a dining area, a contemporary first-floor shower room, and an en-suite shower room to the primary loft bedroom. Additional benefits include double glazing, gas central heating, a private rear garden, and off-street parking.

Friday Hill West offers convenient access to the vibrant amenities of Station Road, where you'll find an excellent selection of independent shops, cafés, bars and restaurants serving a wide variety of cuisines. Everyday essentials are well catered for with supermarkets such as Co-op and Tesco Express close by. Transport links are strong, with local bus routes and Chingford Overground Station providing direct access to Liverpool Street, as well as easy interchange to the Victoria Line at Walthamstow Central (Zone 3).

Perfectly balancing city convenience with green, open surroundings, the area enjoys close proximity to Pimp Hall Park and the expansive natural beauty of Epping Forest, ideal for peaceful walks and outdoor exploration.

In our opinion, this property would make a wonderful home and must be viewed to be fully appreciated.

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LOCAL AUTHORITY

Waltham Forest

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

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