



Chingford Mount Road, Chingford, E4 8LU

PER MONTH
£1,800 Per Month

 **Coultons**

PROPERTY SUMMARY

Offering to let this spacious two bedroom apartment set on the third floor in this modern development which can be accessed via stairs and lift. Added benefits include an open plan modern fitted kitchen with integrated appliances/living/dining room, a modern fitted family bathroom, plus an en-suite shower room to the primary bedroom, a large roof terrace which is great for entertaining and a gated allocated parking space.

The property is ideally situated close to local amenities is only down the road from the Chingford Mount shopping area with all its bars, restaurants & coffee shops. Public transport includes several bus routes and for those who drive, the A406 North Circular Road is easily accessible. Highams Park Overground Station is less than a mile away which has direct access into Liverpool Street. There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary & Lime Academy Larkwood.

In our opinion this property would make an excellent home and viewing is highly recommended.

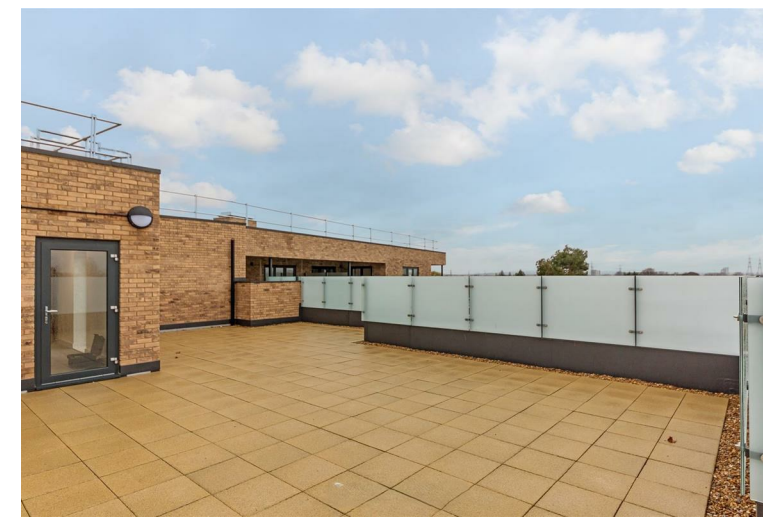
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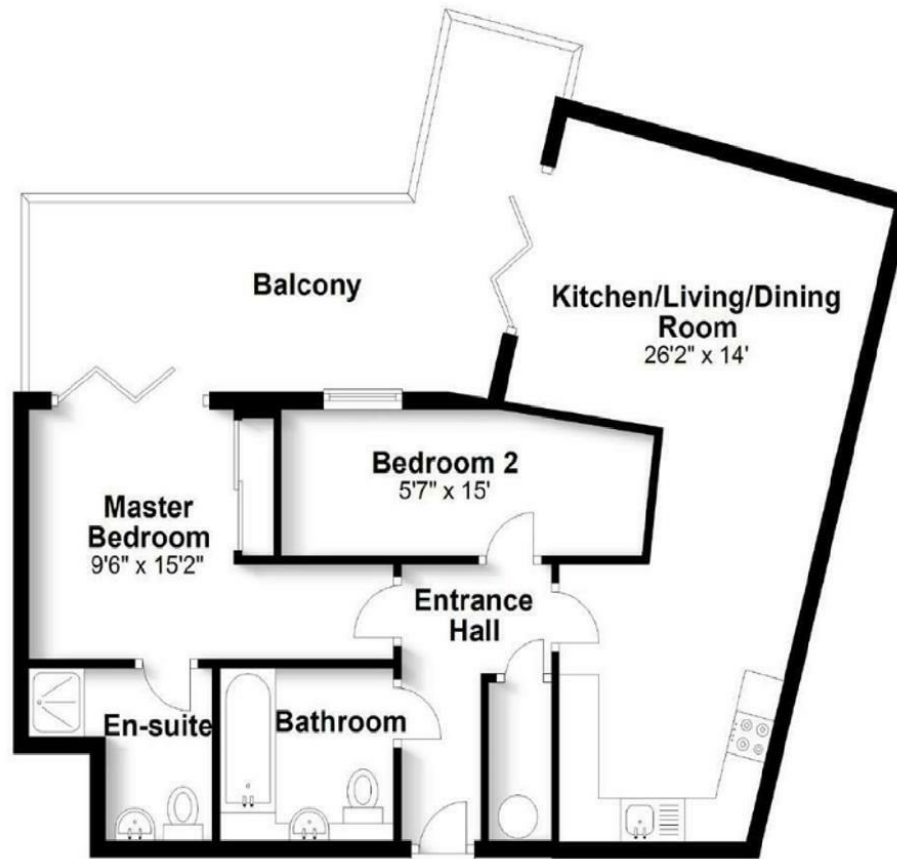
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Top Floor

Approx. 702.1 sq. feet



Total area: approx. 702.1 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

LOCAL AUTHORITY

Waltham Forest


TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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