



Pretoria Road, North Chingford, E4 7HA

PCM  
£2,500 PCM

 Coultons

## PROPERTY SUMMARY

Situated in the heart of North Chingford is the four/five bedroom end of terrace townhouse. Added benefits include a spacious living room, a modern fitted kitchen, a first floor shower room, an en-suite shower room along with a ground floor WC. Externally there is a private rear garden and off street parking.

Pretoria Road is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as 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 to explore for when you fancy a tranquil walk.

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



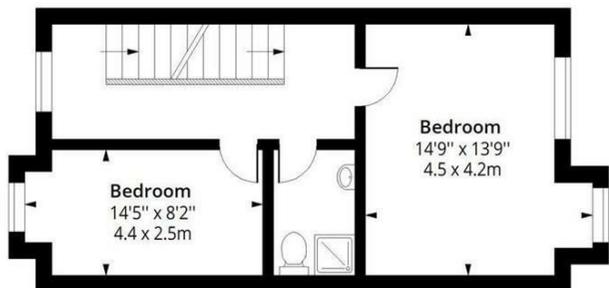






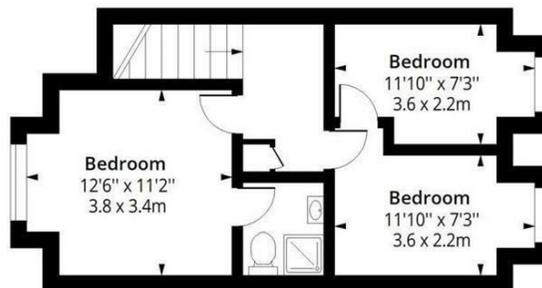
# Pretoria Road, E4

Approx. Gross Internal Area 1368 Sq Ft - 127.09 Sq M



**First Floor**

Floor Area 477 Sq Ft - 44.31 Sq M



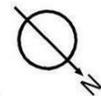
**Second Floor**

Floor Area 418 Sq Ft - 38.83 Sq M



**Ground Floor**

Floor Area 473 Sq Ft - 43.94 Sq M



**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**

**COUNCIL TAX BAND**  
E

**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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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



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