249A CHINGFORD MOUNT ROAD, CHINGFORD, LONDON, E4 8LP

CLARKE HILLYER
EST 1885

INCORPORATING...
brian dadd commercial

TO LET

£1,700 PER CALENDAR MONTH

- Two Bedroom Flat
- Newly Refurbished
- Modern Fitted Kitchen/Bathroom
- Large Lobby entrance
- Gas Central Heating
- Double Bedrooms
- Close to Amenities
- Approx 800 sq ft
- Available Soon
- Council Tax Band - TBC.

CONTACT: 0208 501 9220
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www.clarkehillyer.co.uk

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Entrance
Via main door from Chingford Mount Road to front lobby, housing utilities cupboards tiled floor, door to internal hallway, stairs to first floor landing, doors to:

Lounge - Kitchen
21'10 x 14'3
Three double glazed windows to front aspect, Radiators, modern kitchen comprising fitted wall and base units, single drainer stainless steel sink unit with mixer tap, built-in oven, hob and extractor hood, plumbed washing machine, fridge - freezer, cupboard housing combination boiler, power points, flooring.

Bedroom One
19'3 x 10'2
Double glazed window to side aspect, Radiator, power points, carpet.

Bedroom Two
11'3 x 10'0
Double glazed window to rear aspect, Radiator, power points, carpet.

Bathroom
Newly installed white bathroom suite comprising tiled panelled bath with mixer tap, over bath shower valve with detachable hose, fitted shower screen, wall mounted vanity wash hand basin with mixer tap and under sink storage draws, low level wc, fitted mirrored wall cabinet, tiled walls and floor.

EPC
to be confirmed.

Please note that the internal photos have been altered via Ai and may be subject to change.

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First Floor Plan

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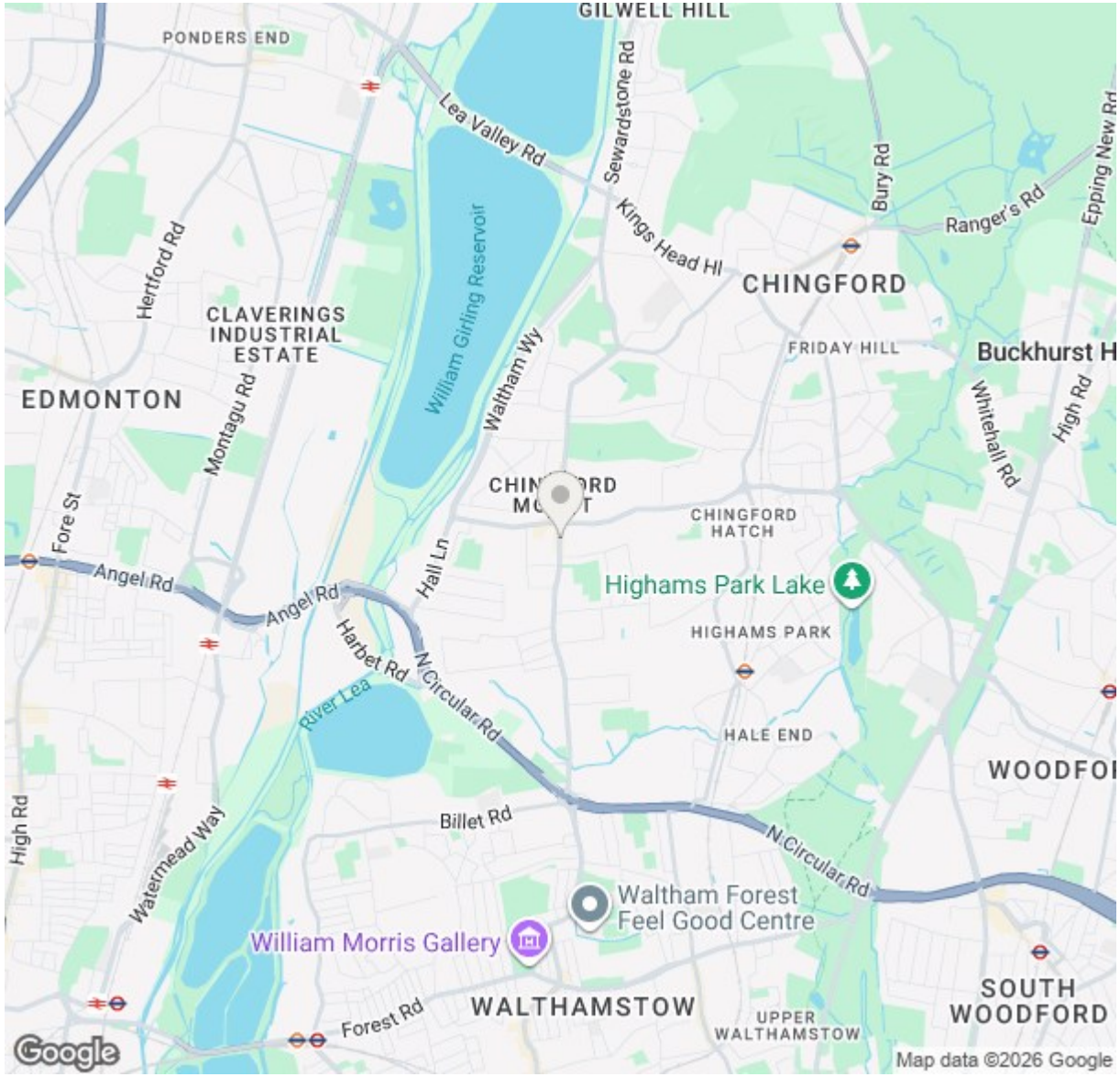

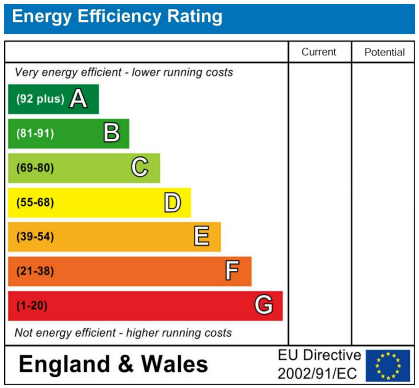

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