

McRae's

Normanshire Drive, Chingford, E4 9HD

**“A Recently Refurbished Ground Floor Garden Flat
Really Spacious Interior Includes Large Double Bedroom
Own Private Rear Garden, Views over Playing Field”**



£1,550 Monthly

Located at the "Top End" of Normanshire Drive, this very spacious ground floor apartment is being offered for immediate possession and is unfurnished! The flat has recently been updated throughout, re-decorated and with some nice new flooring. To the rear of the property is a patio terrace and small garden, and the outlook is towards playing fields.

The internal accommodation features a communal reception lobby, door to reception hall, bay fronted double bedroom to the front, nice size lounge to the rear with direct access on to the garden, shower room wc, and fitted kitchen. The location is particularly popular within walking distance of Chingford Mount shopping facilities, and Highams Park Village offering a mainline rail link to London Liverpool St., Walthamstow Central and the Victoria line.

AVAILABLE IMMEDIATELY - UNFURNISHED

Entrance

Set back from Normanshire Drive, approached across a pavia forecourt leading to a communal entrance porch, and lobby with door to flat.

Reception Hall

Bedroom , Lounge and Bathroom lead off.

Lounge

A good size with focal point fireplace (not live) and double glazed double doors opening directly up on to a small patio terrace with a sunny outlook. Door to:

Kitchen

Neatly fitted, range of cupboards, worktop and appliances include hob, oven, extractor fan, fridge freezer and washing machine. Door to garden

Bedroom 1

A lovely big bedroom benefiting from a deep bay tot he front elevation, nice fireplace to one side (not live).

Bathroom

Nice modern suite includes bath with shower, wc and wash hand basin.

Outside

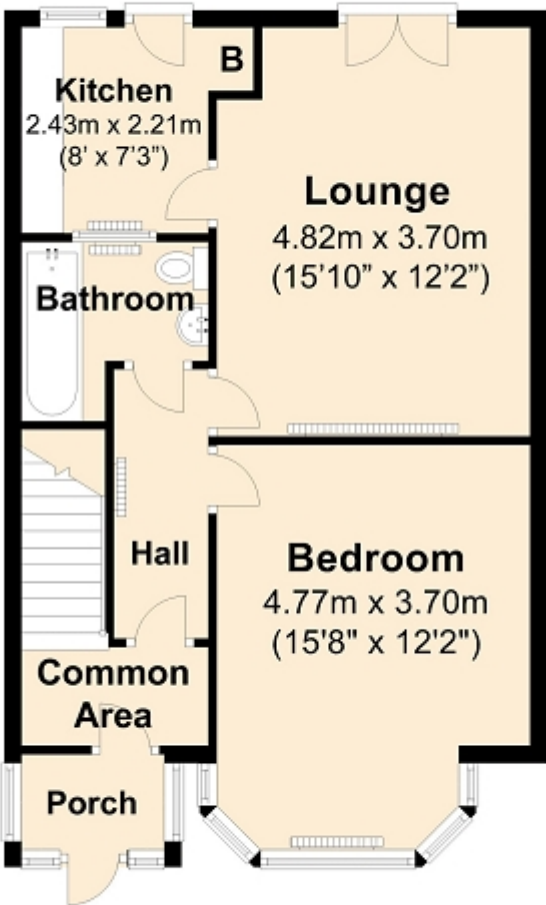
Patio area accessed from both the lounge and the kitchen, leads to a small lawned area and garden shed





Ground Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 56.0 sq. metres (603.2 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

