

# McRae's

Normanshire Drive, Chingford, E4 9HD

**“A Split Level Flat Of Considerable Size...  
Recently Redecorated Throughout...  
Includes 2 Bedrooms & 2 Bathrooms!”**



**£1,700 Monthly**

**This Large well equipped Flat is available now, and is offered with no furnishings! Its in a great setting, at the top end of this popular residential road, close to playing fields, and a walk of Chingford Mount shopping facilities. Highams Park is not far, and offers a main line rail link with London Liverpool Street, Walthamstow Central and the Victoria Line.**

**Internally this flat is very roomy. The ground floor lobby has an open tread Stairs to the first floor, access onto a landing hall with the fitted kitchen, Lounge, Bathroom and Bedroom off, then stairs rise to the converted Loft Bedroom with is views and En Suite Shower room Off. Outside the flat has a single Parking space.**

### **Entrance**

A communal entrance with door to a ground floor lobby and from here stairs rise to the first floor.

### **First Floor Accommodation**

#### **Landing**

Access from here to each first floor room leading off

#### **Lounge**

Nice open outlook from the rear window over playing fields

#### **Kitchen**

Range of wall and base units including drawers in a matching design, worktops on two sides, appliances include, cooker, automatic washing machine, fridge and freezer, wall mounted boiler serving central heating system and hot water supply. Double glazed window to the front elevation with an outlook along Normanshire Drive, radiator beneath.

#### **Bedroom 1**

A good size double bedroom with wide bay to the rear elevation with an outlook of gardens, radiator beneath, range of fitted floor to ceiling wardrobe cupboard space.

#### **Bathroom**

Comprises panel enclosed bath with mixer tap. Double glazed window to the rear elevation. Fully tiled walls.

#### **Separate WC**

Close coupled wc, vanity wash hand basin with mixer tap and storage beneath, wall mounted storage cabinet, double glazed window to the rear elevation

### **Second Floor Accommodation**

#### **Landing**

Small landing area providing access to bedroom.

#### **Bedroom 2**

Spacious loft room with large window to the rear elevation overlooking gardens, playing fields and woods beyond. Velux style roof window, radiator to one side. Door to:

#### **Shower Room WC**

Modern suite comprising shower cubicle with electric shower, close coupled wc, vanity wash hand basin with mixer tap and storage beneath, upright ladder style radiator towel rail.

#### **Outside**

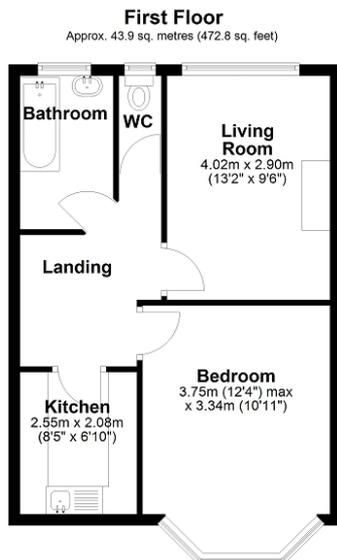
Single parking space to the front of the property.

#### **Local Authority & Council Tax Band**

London Borough of Waltham Forest  
Council Tax Band B







**Second Floor**  
Approx. 27.5 sq. metres (296.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 taken 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.

