

# McRae's

Westward Road, Chingford, E4 8LX

**“A Very Well Presented Ground Floor Apartment  
Offering Neat 1 Bedroom Accommodation  
Available Immediately - Unfurnished”**



**£1,200 Monthly**

**This very smart, nicely decorated flat is ready for immediate occupation, and is offered unfurnished. The internal layout includes a reception hall, nice size lounge with kitchen combined, separated by a breakfast bar. The kitchen area has a hob and oven fitted together with fridge and freezer under worktop. There is also a washing machine. Off the hall there is a modern bathroom wc and the double bedroom includes some fitted floor to ceiling wardrobe units.**

**Westward Road is the setting for this property, which is close to Chingford Mount Shopping facilities, local bus routes serving the surrounding area and only a short drive of Highams Park, and North Chingford, each of which offer a mainline rail link to London Liverpool St., Walthamstow Central and the Victoria line.**

**Entrance**

Entryphone system opening to a communal hall with door to flat.

**Reception Hall (6' 0" x 3' 08") or (1.83m x 1.12m)**

On entry to the flat there is a small reception hall with the lounge, bedroom and bathroom leading off. Wall mounted entryphone.

**Lounge Kitchen (21' 07" x 10' 08") or (6.58m x 3.25m)**

Lounge Area  
Double glazed window to front with radiator beneath, wall lights, laminate style flooring. Open Plan To:

**Kitchen Area**

Centre Aisle breakfast bar, return worktops integrated appliances include gas hob, extractor fan above and oven beneath, under unit fridge and freezer, washing machine.

**Bathroom (4' 06" x 7' 04") or (1.37m x 2.24m)**

A modern suite comprising bath, independent shower with fittings, low flush wc, vanity wash hand basin, radiator, ceiling extractor fan.

**Bedroom 1 (10' 06" x 12' 0") or (3.20m x 3.66m)**

A good double bedroom with double glazed window to rear elevation, radiator beneath, two double fitted floor to ceiling wardrobe cupboards, one with fitted shelving.

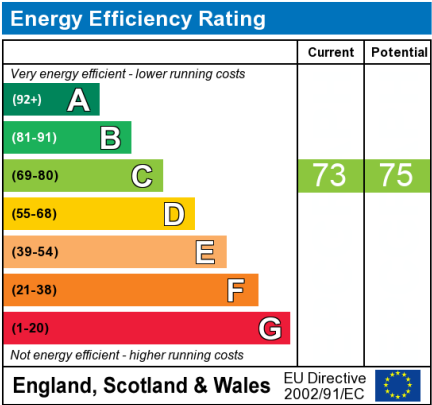
**Local Authority and Council Tax Band**

London Borough of Waltham Forest  
Council Tax Band B

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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.

