



**[www.kings-group.net](http://www.kings-group.net)**

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**Westward Road, London, E4 8QJ**  
**£1,600 Per Month**

Kings are delighted to present to the market this sizable two bedroom purpose built flat.

Situated in the heart of Chingford Mount, you are perfectly placed for commuting with superb transport links. Also just a short walk to the local amenities.

Comprised of two spacious double bedrooms offering ample space for freestanding storage. Boasting a bright and airy kitchen/diner leading to the adjoining kitchen, which has been finished with tiled splash backs, roll top work surfaces and white base and eye level units. The family bathroom is fully tiled and finished with a modern white three piece suite.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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