



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of plots, sections, areas and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to the precise boundaries. The agent, agent and advertiser make no representation or warranty as to their accuracy or efficiency can be given. Map data ©2024

Council: Waltham Forest | Council Tax Band: D | Floor Area: 704.00 sq ft



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Shingly Place, North Chingford, E4 6AE
£390,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8529 5500** Email: northchingford@churchill-estates.co.uk



MODERN BEAUTY!!! Superbly spacious two double bedroom purpose built flat which is situated in this select modern development in the sought after North Chingford location and is accessible to the main line station. The property which has been well maintained benefits from own balcony, allocated underground parking space, additional visitors parking, large lounge diner, main bathroom, additional en suite shower room, security entry phone system and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band D

Lease Term 125 Years From June 2013

Ground Rent £300 Per Annum

Service Charges £2600 Per Annum

