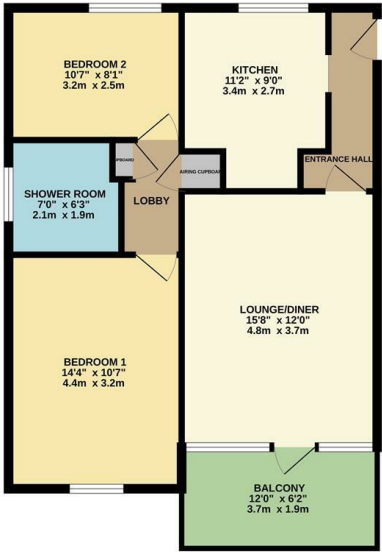




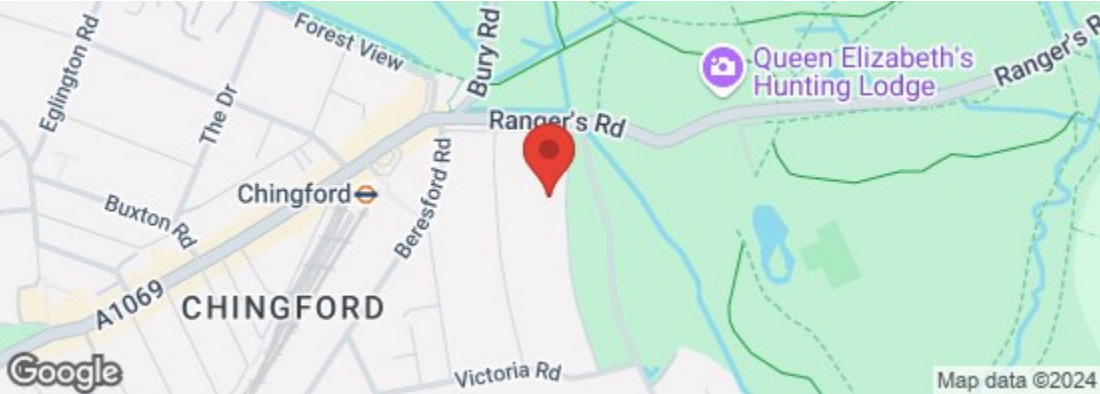
GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, counts and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox 6/2023

Council: Waltham Forest | Council Tax Band: D | Floor Area: 634.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 &amp; Wales</b>	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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## Hadleigh Court, North Chingford, E4 6AX

Offers Over £410,000 Leasehold - Share of Freehold

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



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





UNBELIEVABLE VIEWS!!! Spacious two bedroom flat which is situated in one of North Chingford's most prestigious turnings and has stunning views overlooking the beautiful open spaces of Epping Forest and Chingford Plains. The property which is being offered with no onward chain is only a short walk to the main line station and benefits from allocated parking space, large balcony, lift to all floors, attractive communal gardens, security entry phone system and we feel would make an ideal first purchase or a superb way to down size. So do not delay and call us today for an early internal viewing.

EPC Rating D

Council Tax Band D

Lease Term: 999 Years From October 1991

Ground Rent: Nil

Service Charges: £230 Per Month

