



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council: Waltham Forest | Council Tax Band: C | Floor Area: 613.00 sq ft



CHURCHILL
estates

Ronver Lodge, Chingford, E4 6JF
£290,000 Leasehold

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



Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk

CHURCHILL
estates

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	
69	77
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.



CALLING ALL FIRST TIME BUYERS!!! Spacious two bedroom top floor flat which is situated in the ever popular Friday Hill location and only minutes away from all local shops and bus routes. The property which is being offered with no onward chain benefits from garage en bloc, fitted kitchen, communal gardens and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band C

Lease Term 189 Years From June 1973

Ground Rent Peppercorn

Service Charges £119 Per Month

