



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: | Council Tax Band: | Floor Area: sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(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.

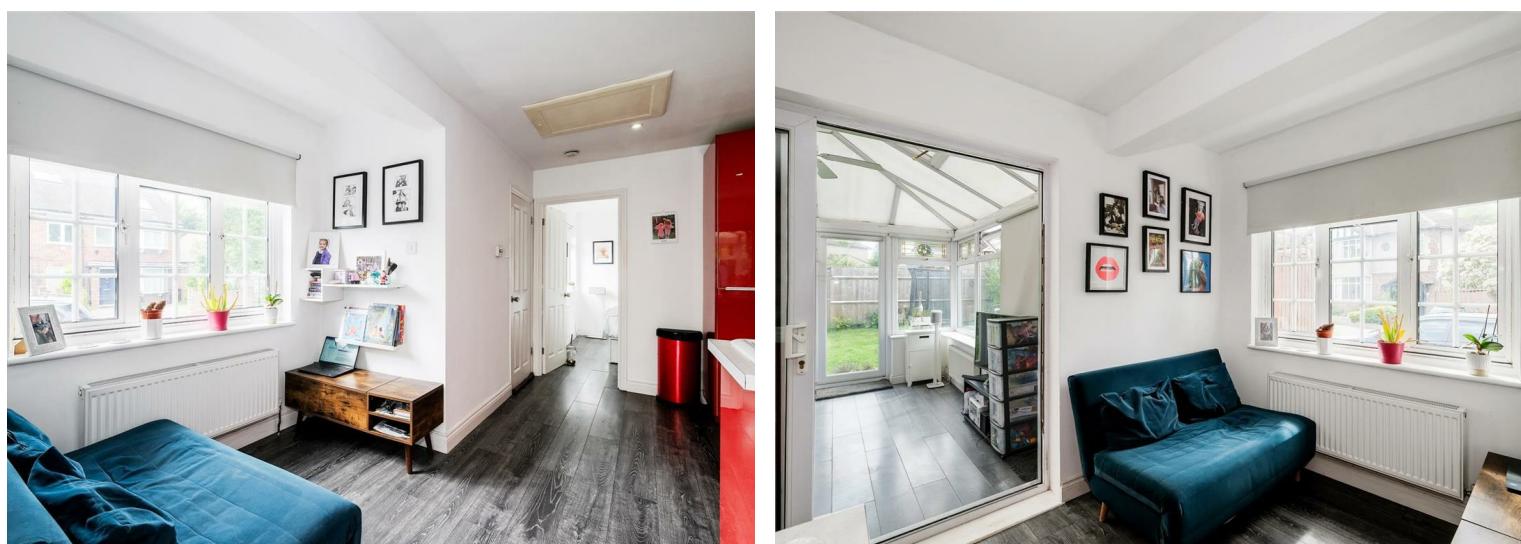
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
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Endlebury Road, North Chingford, E4 6QB
£325,000 Leasehold

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



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

CHURCHILL
estates



UNIQUE FIRST TIME BUY!!! We are delighted to offer this unique one bedroom ground floor maisonette which is situated in the sought after North Chingford location and is accessible to the main line station. The property benefits from detached garage to rear, own front door, own rear garden with rear access, lounge/kitchen combined, double bedroom, shower room and we feel would make an ideal first purchase.

EPC Rating D

Council Tax Band B

Lease Term 100 Years From January 2019

Ground Rent £250 Per Annum

Service Charges TBC

