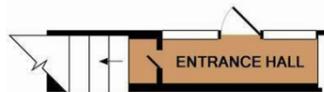
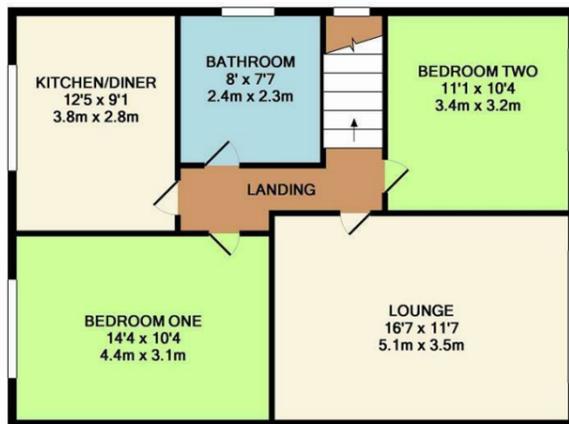




Beautiful and spacious two double bedroom first floor maisonette.



GROUND FLOOR  
APPROX. FLOOR  
AREA 44 SQ.FT.  
(4.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 701 SQ.FT.  
(65.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 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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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	65	78



Leasehold With Share Of Freehold  
EPC Rating D  
Council Tax Band C  
Lease Term 999 Years From December 1960  
No Ground Rent  
No Service Charges

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.

Hale Close, North Chingford, E4 6SA  
Offers Over £375,000 Leasehold - Share of



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

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LOOK!! LOOK!! LOOK!! Beautiful and spacious two double bedroom first floor maisonette which is tucked away in this quiet cul-de-sac in the sought after North Chingford location. The property which has been well maintained by the present vendors benefits from own front door, own rear garden, garage en bloc, fitted kitchen/diner, spacious lounge/diner, share of freehold and we feel would make an ideal first purchase.

EPC Rating D

Council Tax Band C

Lease Term 999 Years From December 1960 With Share Of Freehold

No Ground Rent

No Service Charges

