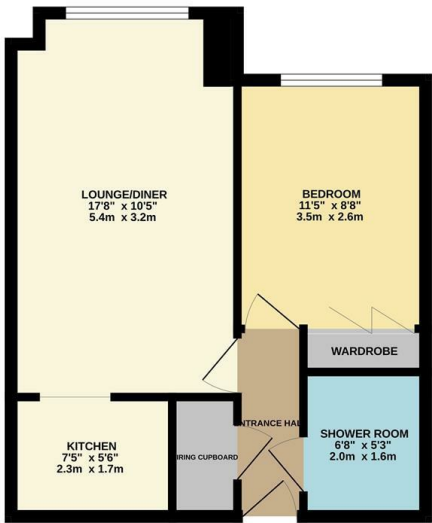




GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq ft (38.1 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide to the general layout of the property. The actual layout and dimensions may vary from those shown and no guarantee is made as to their accuracy or efficiency can be given.
Mark and Morgan (2025)

Council: Waltham Forest | Council Tax Band: B | 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		
(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.



Homebush House, North Chingford, E4 7PW

£88,000 Leasehold

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



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



CALLING THE OVER 60'S!!! One bedroom top floor retirement flat which is situated in the sought after North Chingford location and has lovely views to the front. The property which is being offered with no onward chain benefits from an on site manager, twenty four hour emergency pull cords, communal lounge, lift to all floors, car park, security entry phone system and we feel would be an ideal way to retire.

EPC Rating C

Council Tax Band B

Lease Term 99 Years From September 1983

Ground Rent £441.62 Per Annum

Service Charges £2871.70 Per Annum

