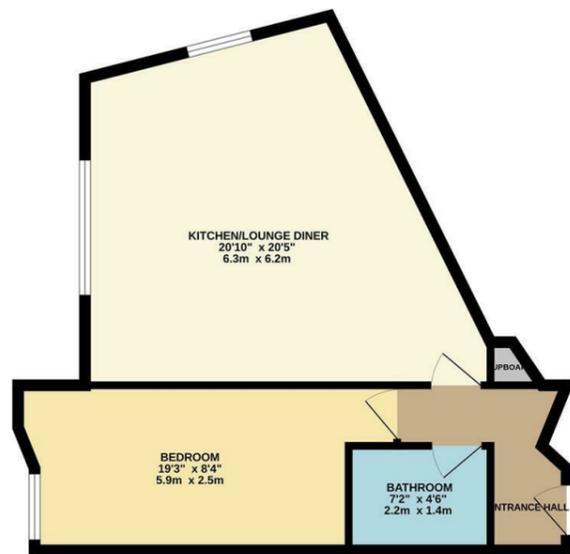




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, materials, items and any other details 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 agent, its agents and its employees do not warrant, represent or guarantee as to their availability or efficiency can be given.
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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
estates

Willow Street, North Chingford, E4 7EG

Offers Over £300,000 Leasehold

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



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



LOCATION!! LOCATION!! - Superbly spacious one bedroom first floor flat which is situated in this modern development in the heart of North Chingford and only moments away from the main line station and the range of quality bars and restaurants. The property which is being offered with no onward chain boasts many fine features including a quality fully integrated kitchen, large lounge/dining area, underfloor heating, large double bedroom, security entry phone system and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band C

Lease Term 125 Years From January 2016

Ground Rent £400 Per Annum (Which Doubles Every 25 Years)

Service Charges £829 Per Annum Which Includes The Water Rates

