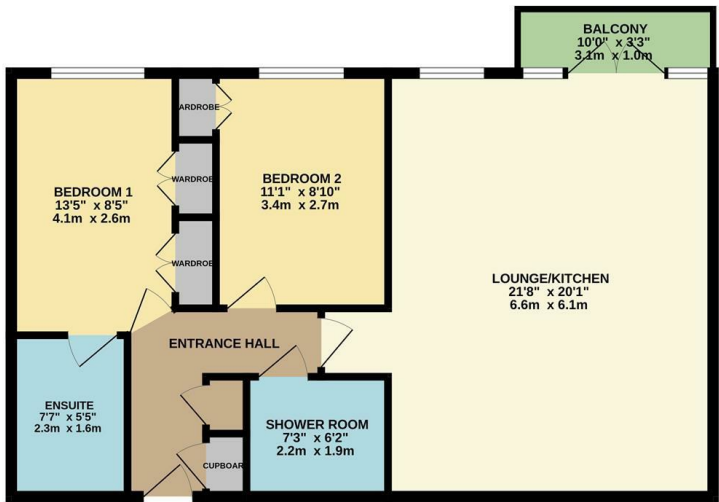




GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq ft. (72.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all 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.  
Made with Mapbox (2023)

Council: Waltham Forest | Council Tax Band: E | Floor Area: 779.00 sq ft

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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## Forest View, North Chingford, E4 7AU

£550,000 Leasehold

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



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





LOCATION!! LOCATION!! Do not miss out on this spacious two bedroom, two bathroom first floor flat which is situated in one of North Chingford's most prestigious locations opposite the golf course and only moments away from the main line station and the range of quality bars and restaurants on Station Road. The property which is being offered with no onward chain benefits from a beautiful fully integrated kitchen, own balcony, secure gated allocated parking space, lift to all floors, main shower room, additional en suite shower room and an early internal viewing is a must to fully appreciate this fine property.

EPC Rating TBC

Council Tax Band E

Lease Term 125 Years From January 2004

Ground Rent £250 Per Annum

Service Charges £3090 Per Annum

