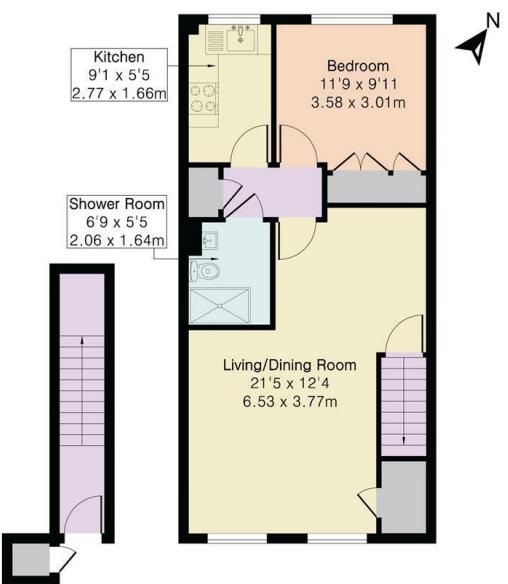




**Approximate Gross Internal Area 574 sq ft - 54 sq m**

Ground Floor Area 50 sq ft - 5 sq m  
First Floor Area 524 sq ft - 49 sq m



Ground Floor First Floor

Council: Waltham Forest | Council Tax Band: C | Floor Area: 574.00 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		69	79
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.

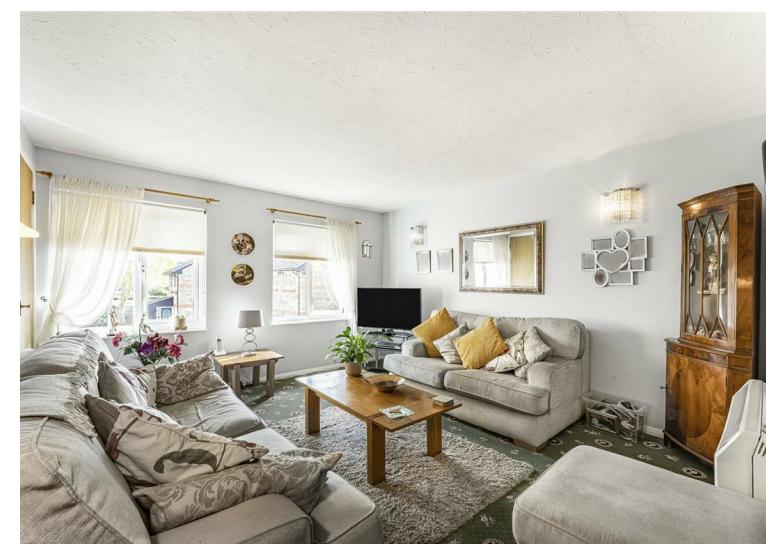
**CHURCHILL**  
estates



**CHURCHILL**  
estates

**Riverside Court, North Chingford, E4 7UN**  
**£150,000 Leasehold**

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



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



**RETIRE IN PEACE!!!** Beautiful one bedroom first floor retirement flat which is situated in this quiet modern development in the sought after North Chingford location. The property which has been well maintained and modernised is being offered with no onward chain and benefits from an on site house manager, twenty four hour emergency pull cords, own front door , beautiful tiled shower room , fitted kitchen, parking, communal lounge, attractive communal gardens, long lease and we feel would be an ideal way to retire.

EPC Rating C

Council Tax Band C

Lease Term 189 Years From December 1986

Service Charges £2849.28 Per Annum