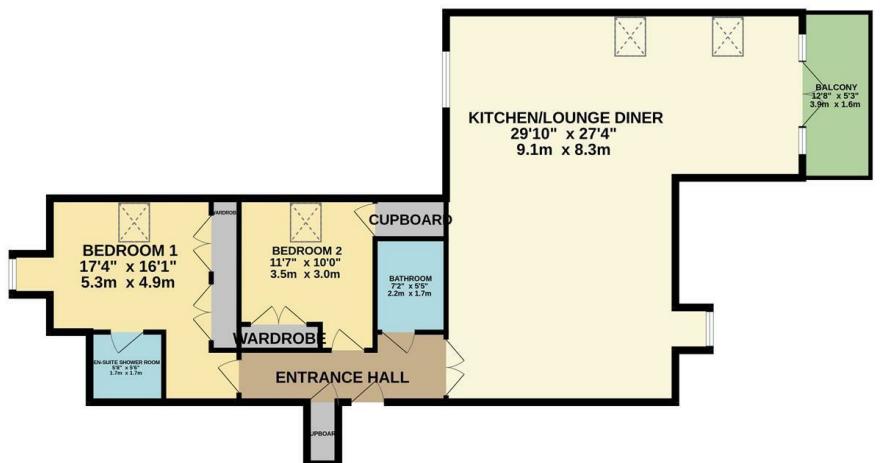




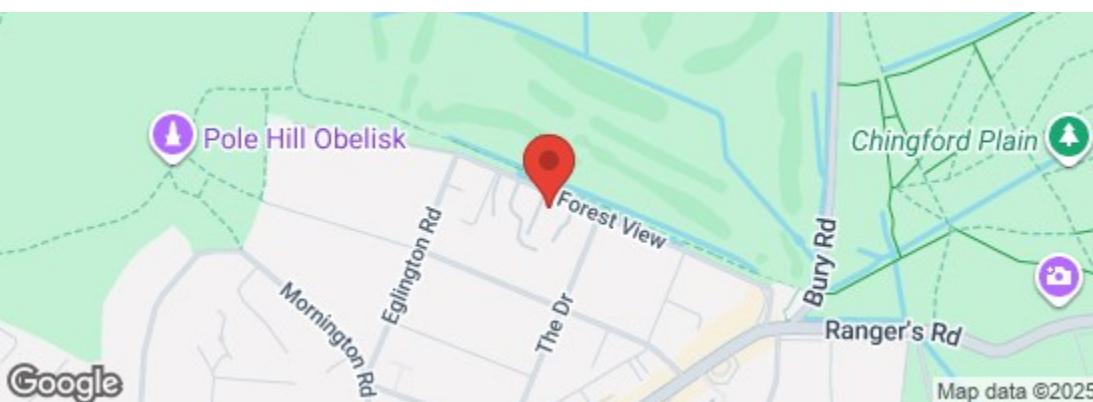
GROUND FLOOR
1133 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq ft. (105.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. These dimensions should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan C200.

Council: Waltham Forest | Council Tax Band: F | Floor Area: 1133.00 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	EU Directive 2002/91/EC	69	71



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

The Vista, North Chingford, E4 7AU
£575,000 Leasehold

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



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

CHURCHILL
estates



STUNNING VIEWS!!! Do not miss out on this stunning and superbly spacious two double bedroom, two bathroom penthouse apartment which is situated only moments away from the main line station and has stunning views overlooking the golf course and the beautiful open spaces of Epping Forest. The property which is being offered with no onward chain is packed with many fine features including garage to rear with electronic door power and lighting via security gates, own large balcony with stunning views, lift to all floors, fully integrated kitchen, shower room, additional en suite bathroom, two double bedrooms, security entryphone system and an early internal viewing is a must to fully appreciate the features that this fine penthouse has to offer.

EPC Rating C

Council Tax Band F

Lease Term 125 Years From January 2004

Ground Rent £250 Per Annum

Service Charges Approx £3012 Per Annum

