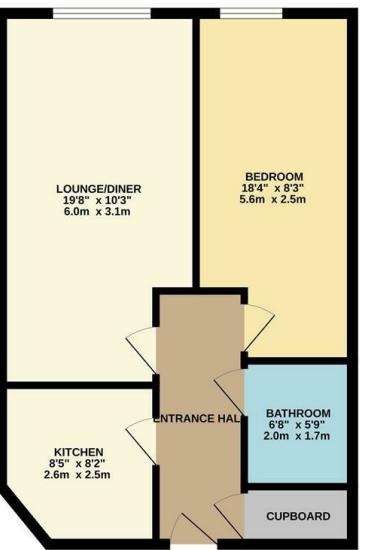




GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (48.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for illustrative purposes only. The measurements do not include any internal doorways or stairs. The measurements do not include any external areas, porches or extensions or roof space. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and should not be used for any other purpose than to give an indication of the layout of the property. Prospective purchasers should make their own arrangements to have the property measured and to guarantee its suitability for their intended use.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 516.00 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	



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



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CALLING ALL FIRST TIME BUYERS!!! Spacious one bedroom first floor flat which is situated in this modern development in the popular Chingford Hatch location close to all local shops and bus routes. The property benefits from gated parking, large lounge/diner, large bedroom, security entry phone system and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band C

Lease Term 125 Years From September 2005

Ground Rent £150 Per Annum

Service Charges £1500 Per Annum