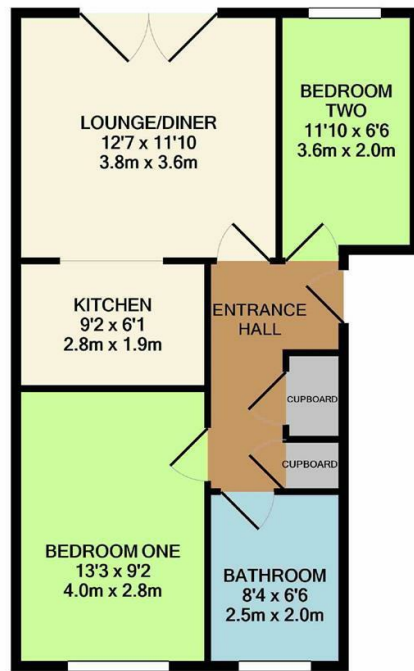




Two double bedroom first floor flat.



TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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.
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Westminster Gardens, North Chingford, E4
£335,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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	



Leasehold
 EPC Rating C
 Council Tax Band C
 Lease Term 125 Years From September 1991
 Ground Rent £130 Per Annum Rising To £260
 Service Charge £126 Per Month

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.



To view call **020 8529 5500**
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MODERN BEAUTY!!! BEAUTIFUL TWO DOUBLE BEDROOM DUAL ASPECT FIRST FLOOR FLAT which is situated in this lovely modern residential development in the heart of North Chingford and is within WALKING DISTANCE TO THE MAIN LINE STATION AND THE RANGE OF QUALITY BARS AND RESTAURANTS AND ALSO THE BEAUTIFUL OPEN SPACES OF EPPING FOREAT. The property which has been WELL MAINTAINED AND MODERNISED benefits from ALLOCATED PARKING SPACE, JULIET BALCONY, SECURITY ENTRYPHONE SYSTEM, BEAUTIFUL COMMUNAL GARDENS, TWO DOUBLE BEDROOMS, SPACIOUS BATHROOM and we feel would make an IDEAL FIRST PURCHASE.

EPC Rating C

Council Tax Band C

Lease Term 125 Years From September 1991

Ground Rent £130 Per Annum Rising To £260

Service Charge £126 Per Month