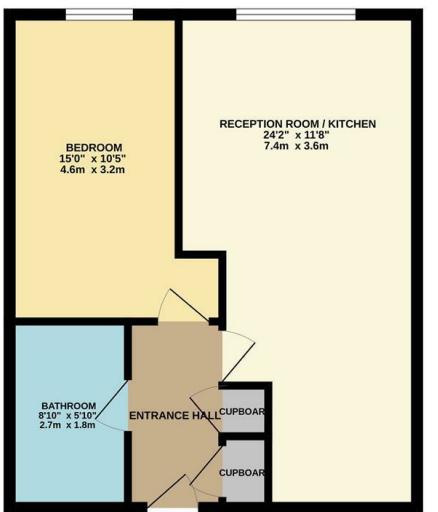




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



Council: Waltham Forest | Council Tax Band: C | Floor Area: 483.00 sq ft

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

Alana Heights, North Chingford, E4 7NU  
Offers Over £250,000 Leasehold

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



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

**CHURCHILL**  
estates



**IDEAL FIRST PURCHASE!!!** Spacious one bedroom second floor flat which is situated in this modern development in the heart of North Chingford and is accessible to all local amenities. The property which is being offered with no onward chain benefits from secure gated allocated parking space, lift to all floors, fully integrated kitchen, spacious lounge area, large bedroom and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band C

Lease Term 125 Years From December 2011

Ground Rent £250 Per Annum

Service Charges £161 Per Month