



GROUND FLOOR
APPROX. FLOOR
AREA 37 SQ.FT.
(3.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.9 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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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

Lea Court, North Chingford, E4 6TU

Offers Over £250,000 Leasehold - Share of Freehold

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



CHURCHILL
estates

Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



SPACE AND POTENTIAL!!!! Superbly spacious one bedroom split level, dual aspect flat which is situated in this modern development in the sought after North Chingford location and is within walking distance to the main line station and the range of quality bars and restaurants. The property which is being offered with no onward chain is in need of modernisation but offers superb future potential and benefits from allocated parking space, additional visitors parking, new 999 year lease with share of freehold, security entry phone system and we feel would make an ideal first purchase or an ideal investment. So do not delay and call us today for an early internal viewing.

EPC Rating D

Council Tax Band C

Lease Term 999 Years From 2025 With Share Of Freehold

Ground Rent Nil

Service Charges £1845.84 Per Annum