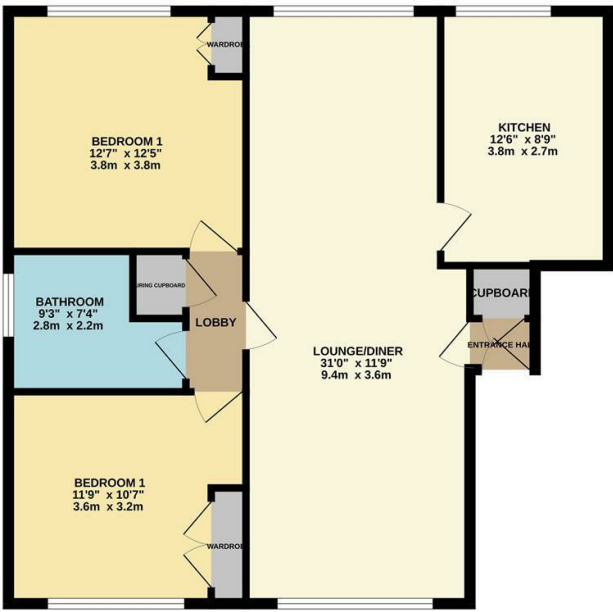





GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error. Prospective purchasers are advised to verify the accuracy of the floorplan by visiting the property in person. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Viewpoint 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Superbly spacious two double bedroom top floor dual aspect flat | Garage En Bloc | Close To The Main Line Station | No Onward Chain | Security Entry Phone | Long Lease | Large 31ft Lounge/Diner

Lease: 999 Years From June 1969 | Ground Rent: £15 Per Annum | Service Charges: £600 Per Annum



Connaught Avenue, North Chingford, E4

Offers Over £400,000 Leasehold



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk



SPACE AND LOCATION!!! Superbly spacious two double bedroom top floor dual aspect flat which is situated in one of North Chingford's most prestigious locations and is only moments away from the main line station. The property which is being offered with no onward chain benefits from garage-en-bloc, long lease, security entryphone system, large 31ft lounge/diner, two double bedrooms, communal gardens and an early internal viewing is a must to fully appreciate the space this fine flat has to offer.

EPC Rating F

Council Tax Band D

Lease Term 999 Years From June 1969

Ground Rent £15 Per Annum

Service Charges £600 Per Annum