



1ST FLOOR
APPROX. FLOOR
AREA 626 SQ.FT.
(58.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 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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Council: Waltham Forest | Council Tax Band: C | Floor Area: 678.00 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.

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Endlebury Road, North Chingford, E4 6QF
Offers Over £390,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



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



BEAUTY AND CHARM!!! We are delighted to offer this beautiful three bedroom first floor maisonette which is situated in the sought after North Chingford location and is accessible to all local amenities including the main line station. The property which is being offered with no onward chain retains much of the original charm benefits from many fine features including, own front door, own approx 45ft rear garden, lovely fitted kitchen and we feel would make an ideal first purchase. So do not delay and call us today for an early internal inspection and to appreciate this fine character property.

EPC Rating D

Council Tax Band C

Lease Term 163 Years From March 1956

Ground Rent £13 Per Annum

No Service Charges

