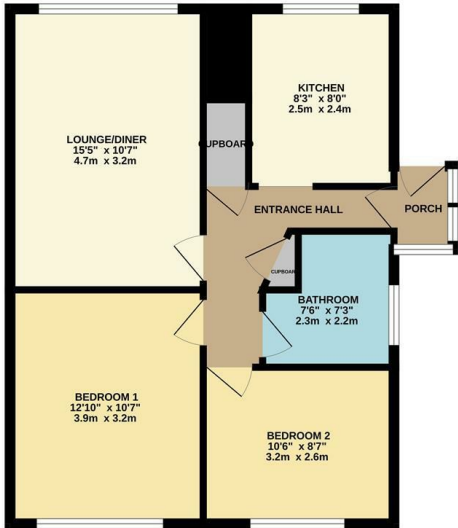




GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq. ft. (55.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The actual dimensions and appearance of the property may vary from those shown and no guarantee is made with respect to them.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 600.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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estates



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## Top House Rise, North Chingford, E4 7EE

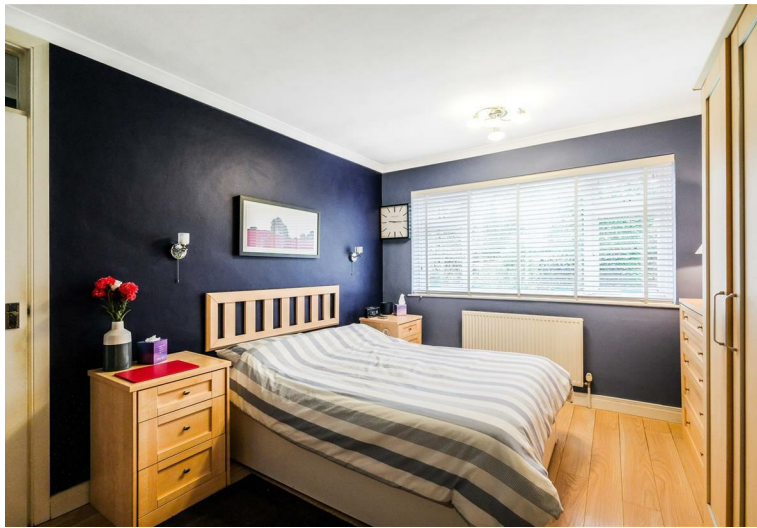
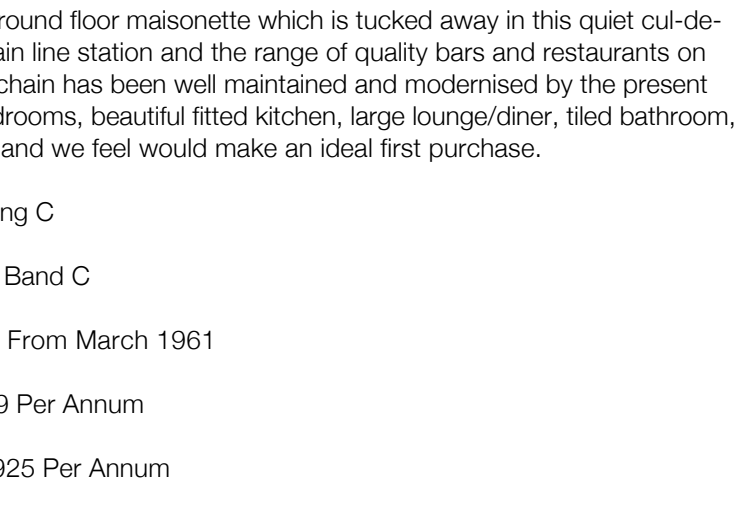
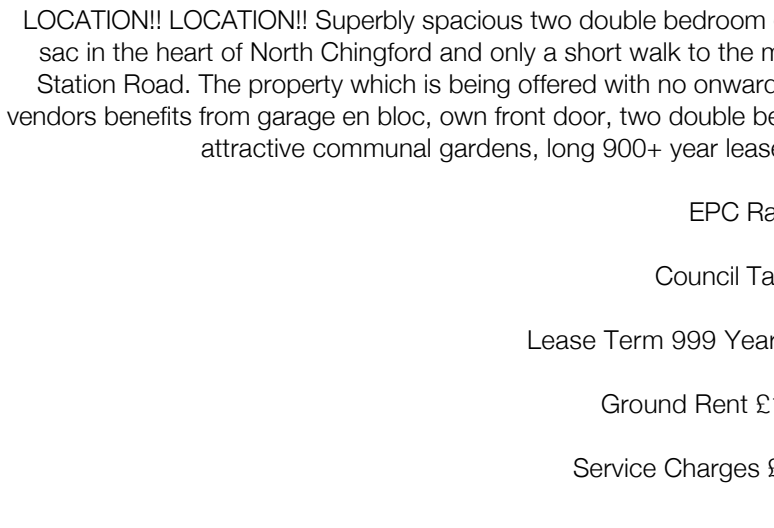
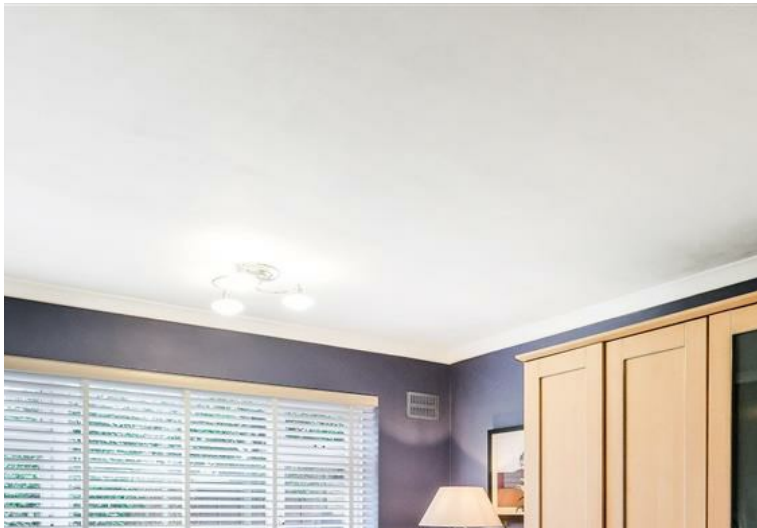
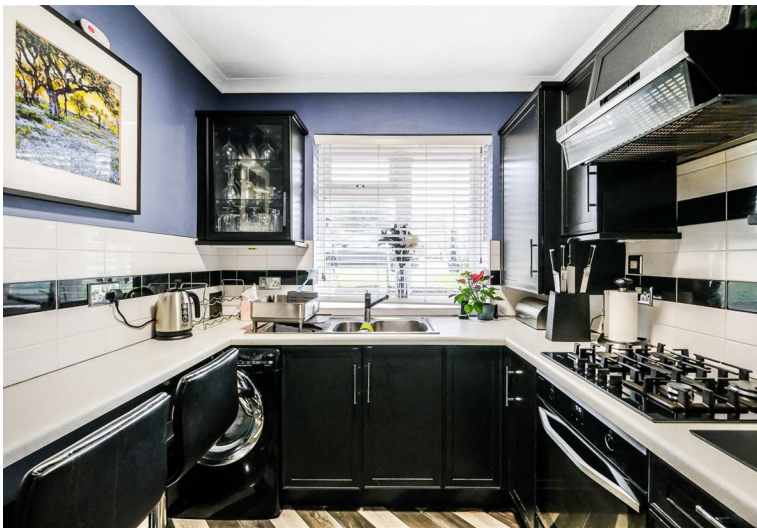
### Offers Over £400,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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





LOCATION!! LOCATION!! Superbly spacious two double bedroom ground floor maisonette which is tucked away in this quiet cul-de-sac in the heart of North Chingford and only a short walk to the main line station and the range of quality bars and restaurants on Station Road. The property which is being offered with no onward chain has been well maintained and modernised by the present vendors benefits from garage en bloc, own front door, two double bedrooms, beautiful fitted kitchen, large lounge/diner, tiled bathroom, attractive communal gardens, long 900+ year lease and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band C

Lease Term 999 Years From March 1961

Ground Rent £19 Per Annum

Service Charges £925 Per Annum