



GROUND FLOOR
529 sq ft, (48.1 sq m.) approx.



TOTAL FLOOR AREA: 529 sq ft (48.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions contained here, measurements are approximate and should not be relied upon for any purpose. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been drawn to the general scale of the property. It is the responsibility of the purchaser to have the property measured by a surveyor.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 529.00 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	69	78
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
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Forest Side, North Chingford, E4 6BA
Offers Over £375,000 Leasehold - Share of Freehold

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



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

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STYLE AND LOCATION!!! Beautiful two bedroom ground floor maisonette which is situated in the heart of North Chingford opposite the forest and only a short walk to the main line station. The property which has been well maintained and modernised by the present vendor benefits from own front door, lovely approx 40ft own rear garden, additional front garden, fitted kitchen, tiled shower room and we feel would make an ideal first purchase.

EPC Rating TBC

Council Tax Band C

Lease Term 999 Years From July 1977

No Ground Rent

No Service Charges

