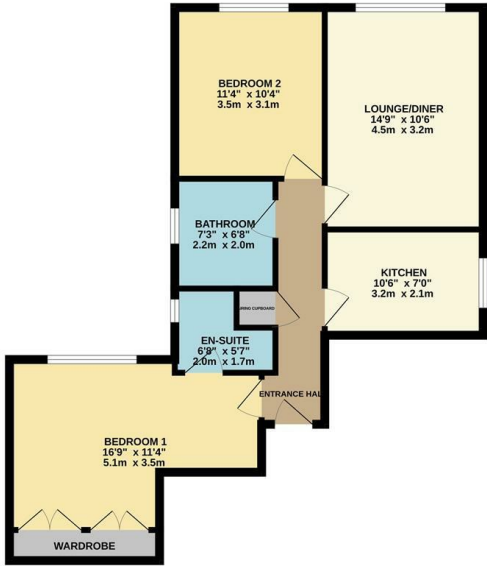




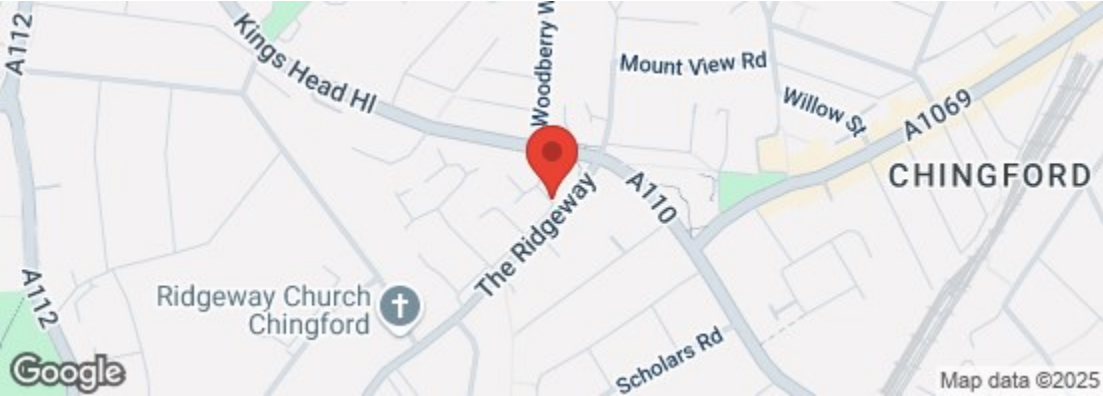
GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property as seen. The services, appliances and equipment shown here are not shown to scale and no guarantee is made as to their quantity or efficiency can be given.  
Made with Blueprints 2023

Council: Waltham Forest | Council Tax Band: E | Floor Area: 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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## Pineview Court, North Chingford, E4 6TL

### Offers Over £375,000 Leasehold

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



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





SPACE AND LOCATION!!! Superbly spacious two double bedroom, two bathroom ground floor flat which is situated in the heart of North Chingford and only a short walk to the main line station and the range of quality bars and restaurants. The property which is being offered with no onward chain has been newly decorated throughout benefits from allocated parking space, additional visitors parking, two double bedrooms, fitted kitchen, main bathroom with additional en suite shower room and an early internal viewing is a must.

EPC Rating C

Council Tax Band E

Lease Term 125 Years From January 1997

Ground Rent £260 Per Annum

Service Charge £2000 Per Annum

