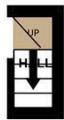
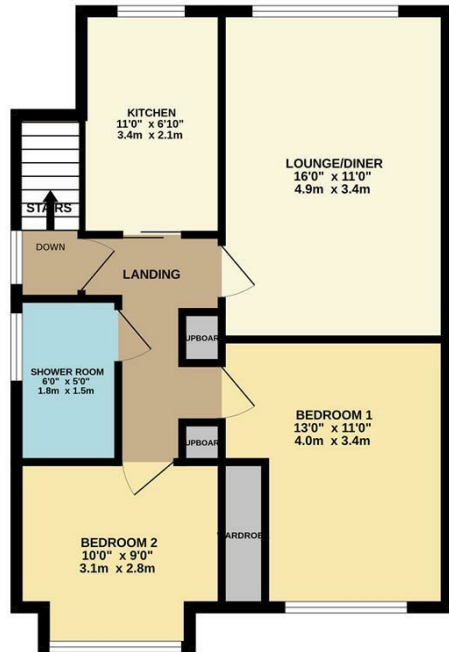




GROUND FLOOR  
11'0" x 11'0" (3.4m x 3.4m)

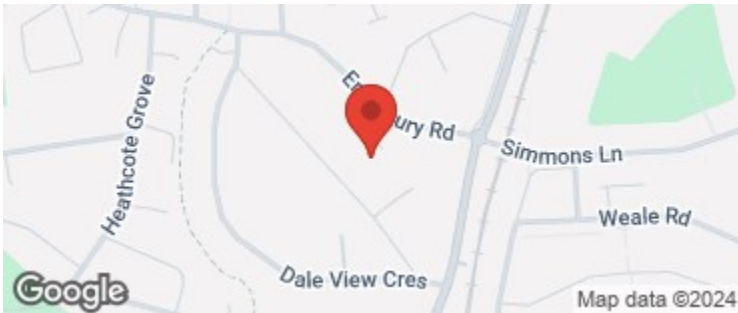


FIRST FLOOR  
11'0" x 11'0" (3.4m x 3.4m)



TOTAL FLOOR AREA: 621 sq. ft. (57.7 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with floorplan 12/2023

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.

**CHURCHILL**  
estates

To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

Beautiful two bedroom dual aspect first floor maisonette which is tucked away in this quiet cul-de-sac in the sought after North Chingford location - Garage With Own Driveway - Own Front Door - Own Section Rear Garden - New 250 Year Lease To Be Created - Large Lounge/Diner - Ideal First Purchase.  
  
New 250 Year Lease To Be Created | Ground Rent: Nil | No Service Charges

**CHURCHILL**  
estates

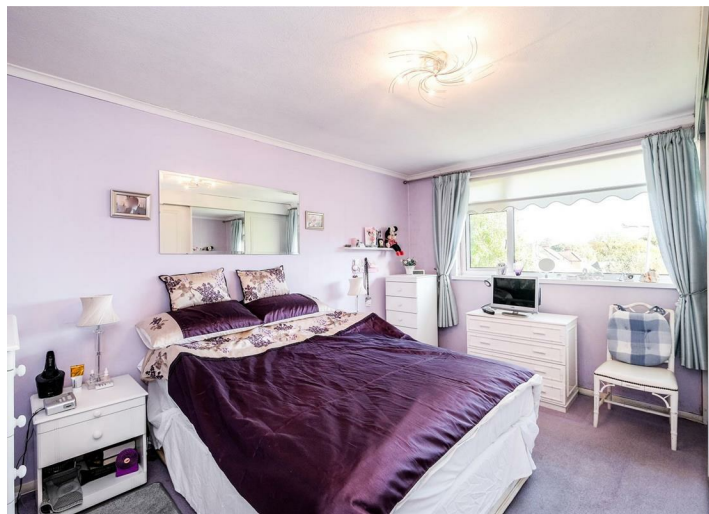


**Onslow Close, North Chingford, E4 6QD**  
**Offers Over £325,000 Leasehold**



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CALLING ALL FIRST TIME BUYERS!!! We are delighted to offer this beautiful two bedroom dual aspect first floor maisonette which is tucked away in this quiet cul-de-sac in the sought after North Chingford location. The property benefits from garage with own driveway, own front door, own section rear garden, new 250 year lease to be created, spacious loung diner, two good size bedrooms, tiled shower room and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating C

Council Tax Band C

New 250 Year Lease To Be Created

No Ground Rent

No Service Charges

