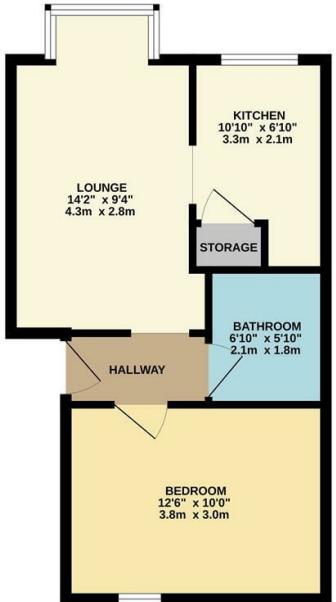




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA - 424 sq.ft. (39.4 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or general working order.
Made with SketchUp 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	75	77
(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.

| One Double Bedroom | Good Sized Lounge | Separate Kitchen | Modern Bathroom | Ground Floor | Security Entryphone | Allocated Parking | Close to A406/M11 | Well Presented | Purpose Built | Ideal for FTB or Investors | Long Lease |

| 156 YR Lease | Ground Rent £0 | Service Charge £148.20 PCM |

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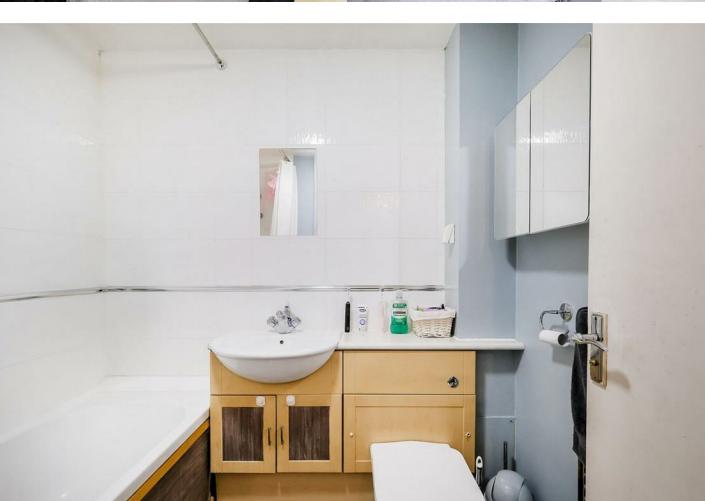
Hall Lane, Chingford, E4 8NU
£240,000 Leasehold



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Email southchingford@churchill-estates.co.uk

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Situated within easy Reach of the A406/M11 transport links as well as a short drive to Walthamstow is this One Bedroom Ground Floor Purpose Built Apartment. The apartment is also a short walk from Chase Lane Park and in close proximity to Chingford Mount with its Shopping and Transport links.

The Property itself benefits from a 14ft Lounge, Separate Kitchen, Good Sized Double Bedroom and a Modern Bathroom and a Boiler which was fitted just over a year ago.. We also have a Security Entryphone system and Allocated Parking to Rear. An early internal viewing is advised.