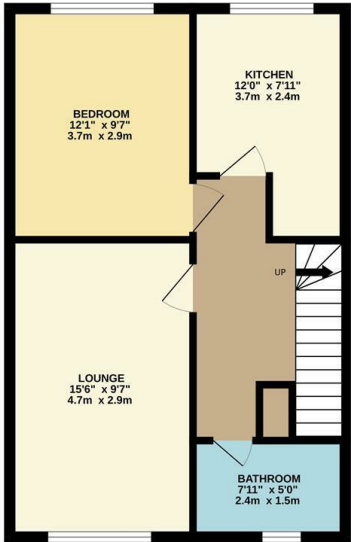




FIRST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA - 482 sq.ft. (44.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and equipment shown here are not intended as a guarantee. See also the Energy Guide.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 482.00 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	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



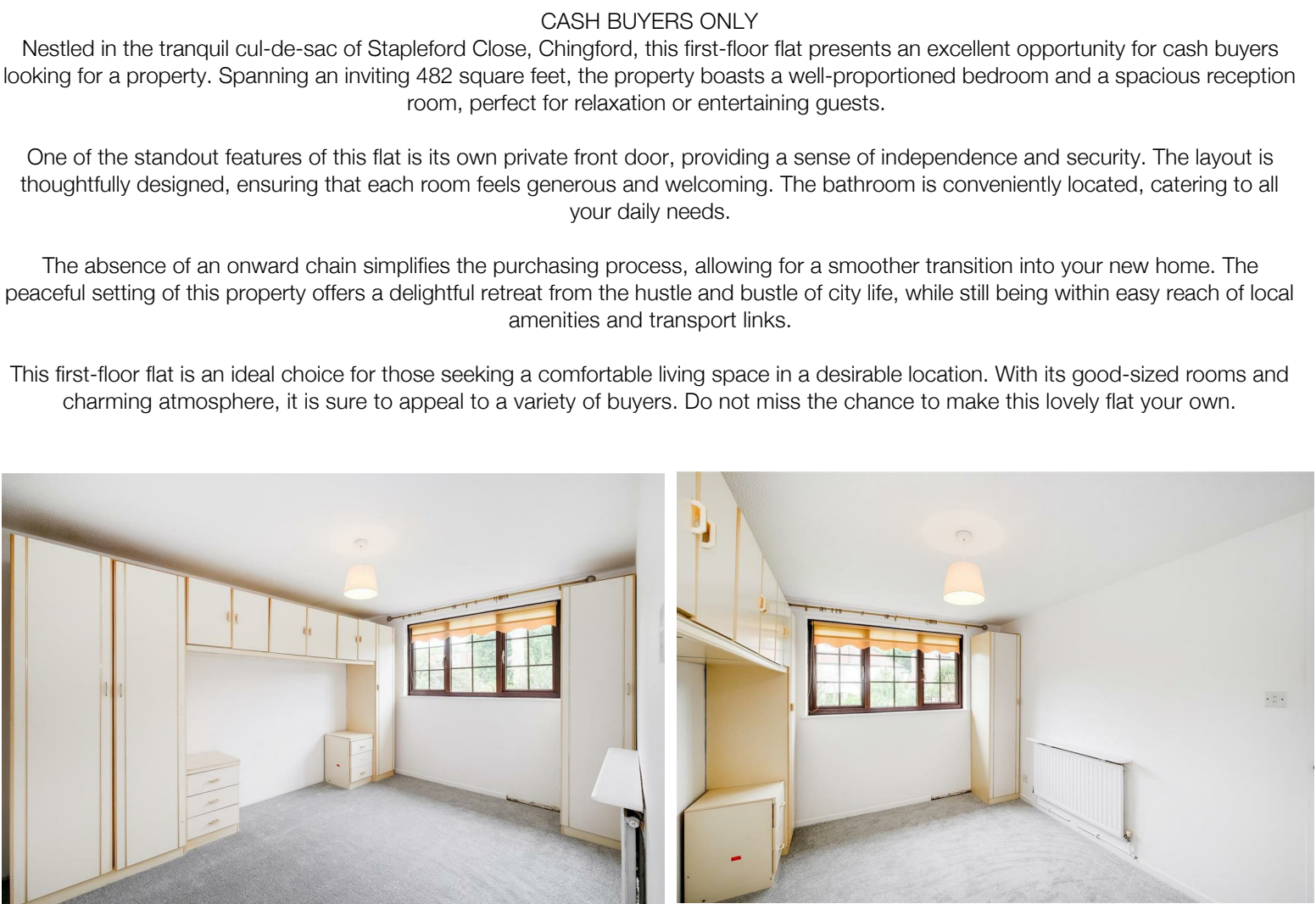
CHURCHILL
estates

Stapleford Close, Chingford, E4 6XR
Asking Price £250,000 Leasehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



CASH BUYERS ONLY

Nestled in the tranquil cul-de-sac of Stapleford Close, Chingford, this first-floor flat presents an excellent opportunity for cash buyers looking for a property. Spanning an inviting 482 square feet, the property boasts a well-proportioned bedroom and a spacious reception room, perfect for relaxation or entertaining guests.

One of the standout features of this flat is its own private front door, providing a sense of independence and security. The layout is thoughtfully designed, ensuring that each room feels generous and welcoming. The bathroom is conveniently located, catering to all your daily needs.

The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home. The peaceful setting of this property offers a delightful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities and transport links.

This first-floor flat is an ideal choice for those seeking a comfortable living space in a desirable location. With its good-sized rooms and charming atmosphere, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely flat your own.