

TWO BEDROOM FIRST FLOOR MAISONETTE WITH
OWN REAR GARDEN & EXTENDED LEASE TERM

CHURCHILL
estates



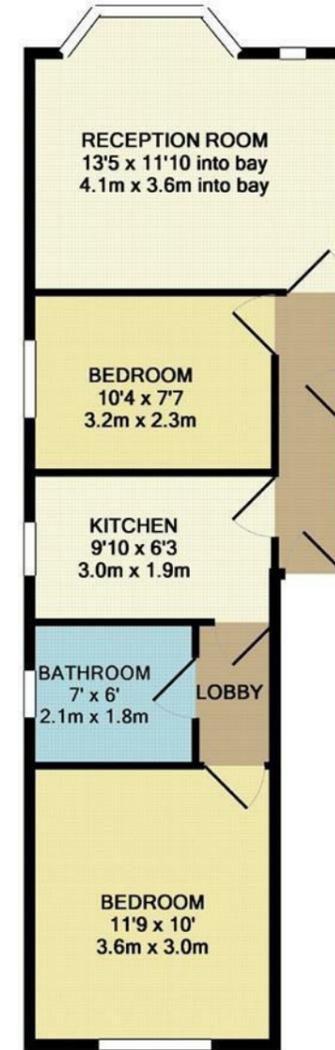
Cherrydown Avenue, Chingford, E4 8DZ
£295,000 Leasehold



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk



Offered for sale with NO ongoing chain. This is a 2 bed First floor purpose built maisonette with the benefit of its own rear garden! This property is situated within reach of all of Chingford Mounts amenities and close to all good schools in the area. There is easy and quick bus routes to get you to Highams Park Overground or Walthamstow Overground and Underground stations. Early appointment to view is advised!



TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 Metropix ©2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Leasehold : 145 years
Ground Rent : £150
EPC Rating : D
Council Tax Band : C

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 8524 0000**
Email southchingford@churchill-estates.co.uk