



Two Bedrooms - Good Condition - Lounge Diner -  
Modern Kitchen - Modern Bathroom - 3rd Floor

**CHURCHILL**  
estates



**Sinclair Road, London, E4 8QR**  
**£300,000 Leasehold**

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			
England & Wales		EU Directive 2002/91/EC	



Leasehold : Over 900 year lease. Service Charge £1295 Per Annum £10 Per Annum Ground Rent.

EPC Rating : F

Council Tax Band : C



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To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

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Offered For Sale is this well presented Two Bedroom Purpose Built Flat that is being sold with No On Going Chain and benefits from a good sized Lounge Diner, Modern Fitted Kitchen, Modern Bathroom, Double Glazing and a Security Entryphone System. Externally there is a communal garden. An early internal viewing is advised.

