

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	71	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

| Two Bedrooms | Superb Condition | Ground Floor | Own Rear Garden | Garage En Bloc | Modern Fitted Kitchen | Modern Bathroom | Close To Chingford Mount | Close Proximity to Chase Lane School and Park | Cul De Sac |

| 126 YR Lease | Ground Rent £200 PA | Service Charge 0 |

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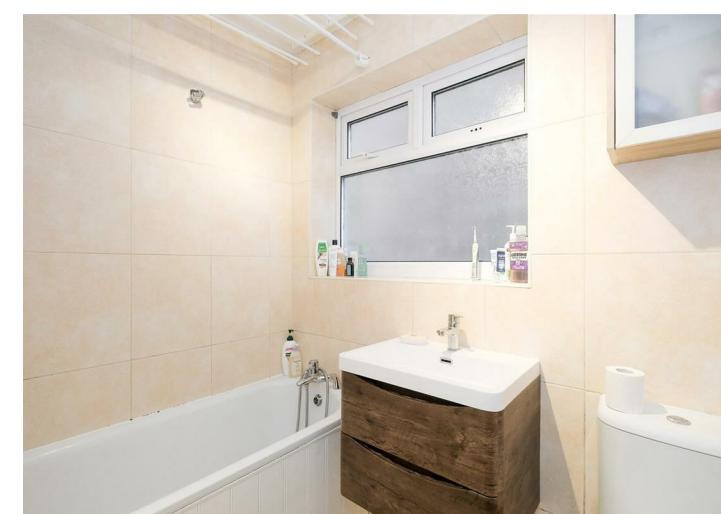
Chase Gardens, Chingford, E4 8LB
£365,000 Leasehold



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Situated within the Heart of Chingford Mount with its Shopping, Transport and Well Regarded Schools is this Ground Floor Two Bedroom Maisonette with its own Rear Garden. The Property also benefits from a Garage En Bloc and a LEase of over 120 years.

The property itself comprises of a 17ft Lounge with Direct Access to the Rear Garden, Modern Fitted Kitchen, Modern Bathroom and Two Bedrooms. Externally we have a Rear Garden of approx 40ft which is laid to lawn and a Front Garden with path to Front Door.

Also as previously mentioned there is a Garage En Bloc with great access so an Internal viewing is advised as these Maisonette's are rarely available.