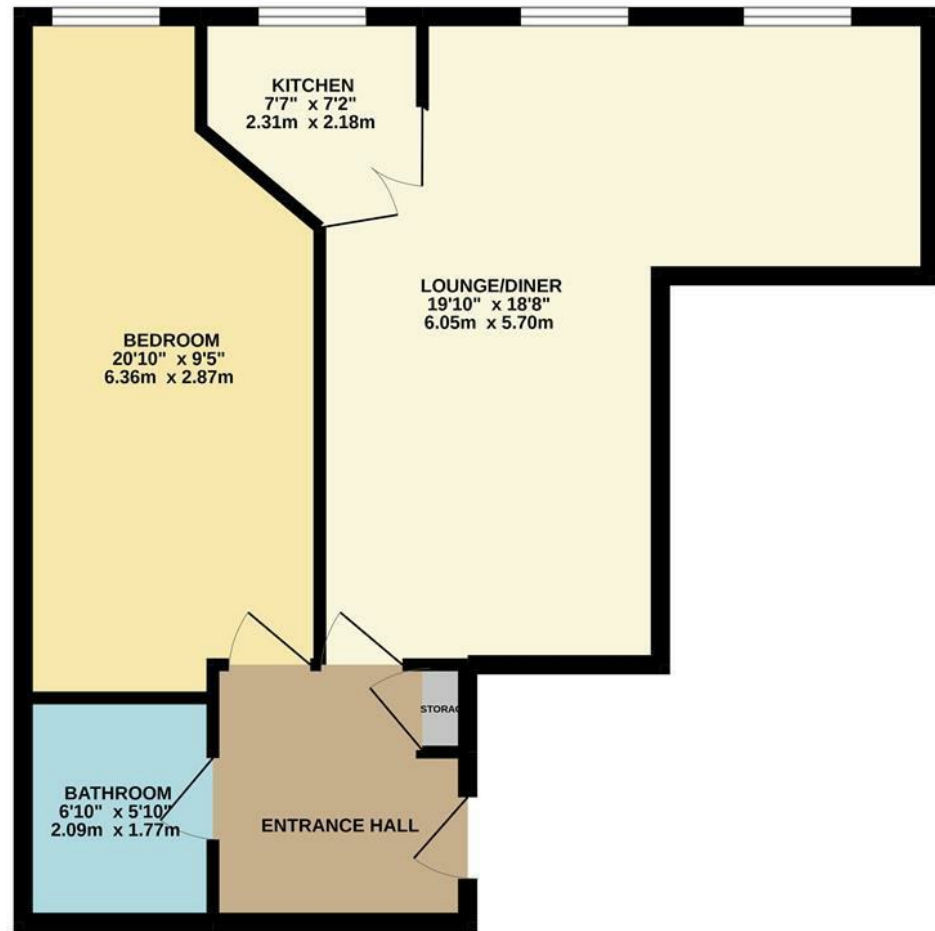


GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.  
Whilst every attempt has been made 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 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		
(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.

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A spacious and light 1 bedroom first floor retirement property located in the heart of Chingford Mount benefiting from a variety of local amenities

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Offers in Excess of £175,000

Churchill Estates are delighted to offer for sale this spacious and well maintained 1 bedroom first floor retirement apartment located in the heart of Chingford Mount with its abundant variety of amenities. The property itself benefits from a light and spacious lounge diner, 20ft bedroom, 7ft kitchen and bathroom. The McCarthy and Stone development offers 24 hour warden assistance, designated block manager, communal lounge, gardens, lift access and private residents parking. The property is only available for women over 55 years and Men over 60 years old.