



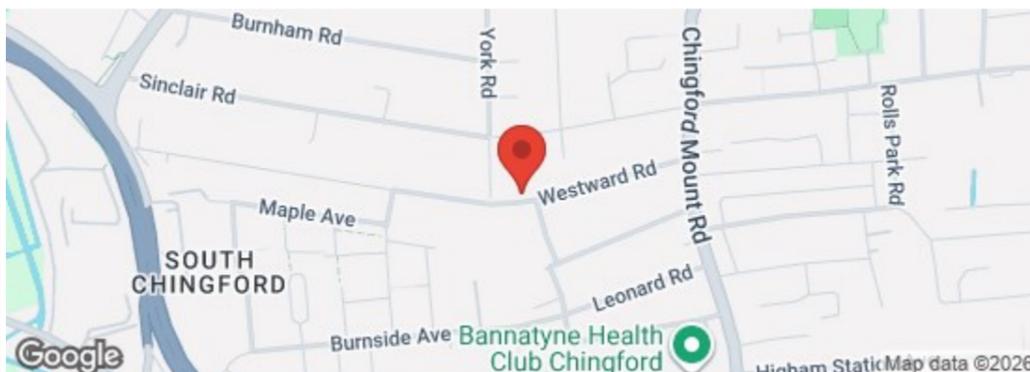
GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs 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 not be used as a guide to the actual dimensions of the property. The agent is not responsible for any error or omission and the purchaser is advised to verify the accuracy of the floorplan with the seller.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 597.00 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		70	75
	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

Westward Road, Chingford, E4 8LY  
Offers In The Region Of £350,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Located in Westward Road in Chingford, this charming ground floor flat offers a delightful living experience. Spanning an impressive 597 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat is presented in good condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this property is the private garden, which offers a tranquil outdoor space for you to unwind, host barbecues, or simply enjoy the fresh air. The long lease adds further appeal, providing peace of mind for future living or investment.

With no onward chain, this flat presents a rare opportunity for a swift and hassle-free purchase. Whether you are a first-time buyer or looking to downsize, this property on Westward Road is sure to meet your needs. Do not miss the chance to make this delightful flat your own.

