

A rare to market 1 bedroom first floor conversion with an 83 year lease and own private garden located within easy reach of Chingford mount with its various amenities.

CHURCHILL
estates



Westward Road, Chingford, E4 8QJ
Offers Over £250,000 Leasehold



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



Asking price 265,000.

An unusual 1 bedroom first floor conversion ideally located for easy access to Chingford mount with its abundant local amenities popular cafe's and restaurants and sought after schools. The property itself benefits from a private rear garden, loft space, private entrance, family bathroom with separate w/c and a 13ft bedroom. The property has a 83 year lease and is being offered on a chain free basis so early viewings are advised.

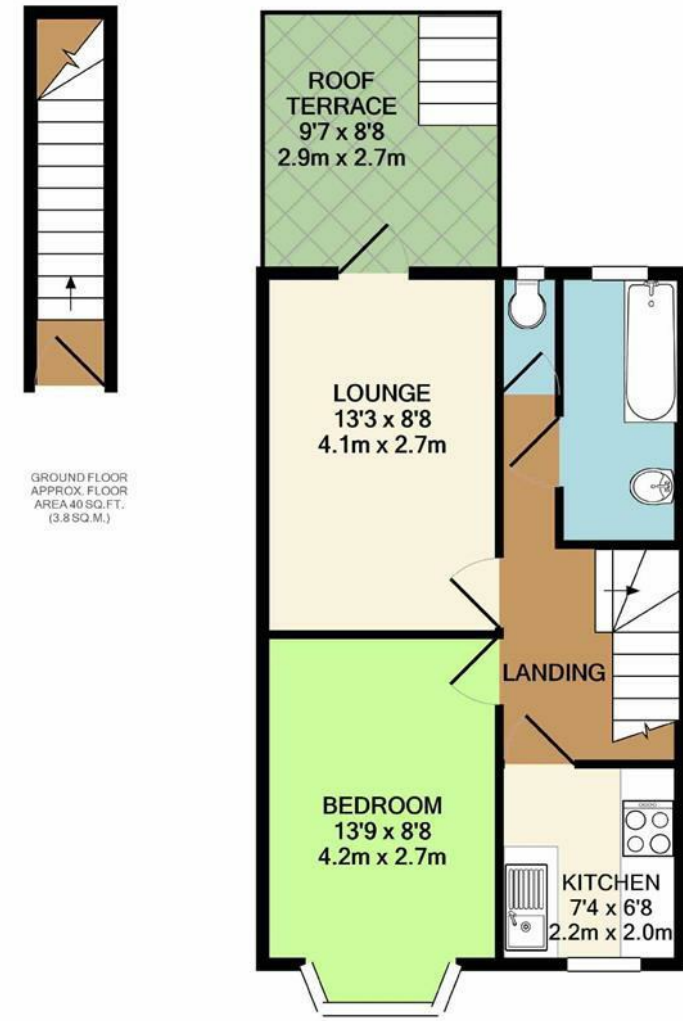
Leasehold Property

EPC Rating D

Council tax band: B

Lease remaining: 83

Ground rent: £150 per annum



GROUND FLOOR
APPROX. FLOOR
AREA 40 SQ.FT.
(3.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	78
EU Directive 2002/91/EC			



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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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