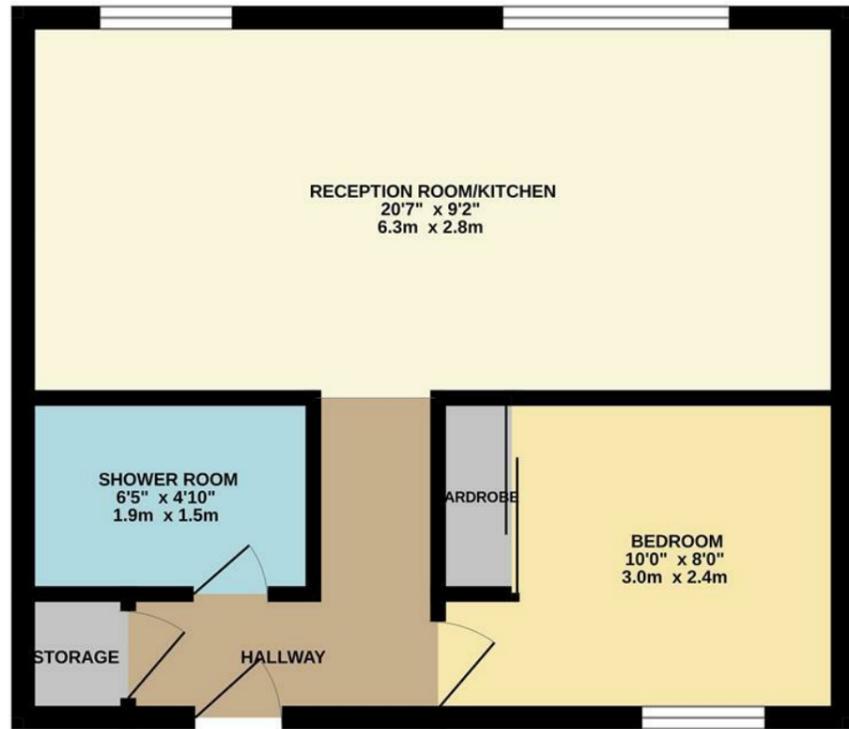


GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Council: | Council Tax Band: B | Floor Area: sq ft



**CHURCHILL**  
estates

Mandeville Court, London, E4 8JD  
Asking Price £240,000 Leasehold  
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**

**CHURCHILL**  
estates

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			
<b>England &amp; Wales</b>	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.



Welcome to Mandeville Court, a beautifully modernised second-floor apartment located in the charming area of Chingford. This delightful property features one spacious reception room, one well-appointed bedroom, and a contemporary bathroom, making it an ideal choice for individuals or couples seeking a comfortable living space.

Having undergone extensive renovations approximately four years ago, this apartment boasts a newly fitted kitchen and bathroom, ensuring a fresh and stylish environment. The living area is adorned with engineered timber flooring, which is not only aesthetically pleasing but also easy to maintain, providing a practical solution for everyday living.

For those in need of additional storage, the property offers plentiful loft access, complete with a loft ladder and partially boarded space, allowing for convenient storage options. Furthermore, the apartment benefits from parking, a rare find in urban settings.

The location is particularly advantageous, with bus routes 34 and 444 just at the top of the street, providing easy access to Chingford overground train station and Walthamstow Central underground station, which is only a 15-minute bus ride away. For those who enjoy outdoor activities, the lovely canal path walk to Tottenham Hale offers a scenic route for walkers, runners, and cyclists alike, with the Victoria Line accessible within approximately 40 minutes.

In summary, this modern apartment in Mandeville Court presents an excellent opportunity for those looking to enjoy a blend of comfort, convenience, and a vibrant community. Do not miss the chance to make this charming property your new home.

