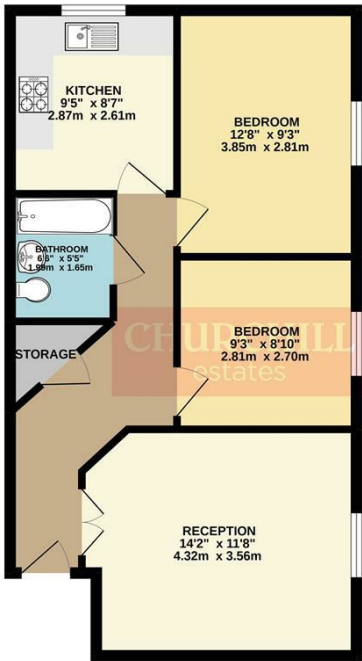




Offered with no ongoing chain is this spacious two double bedroom ground floor purpose built flat, having the added benefit of two allocated parking spaces.



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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 is given for their operation or efficiency. See the plan.
Made with iMagine 12/2022

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	



Tenure: Leasehold
Lease Information: 125 years from 1/1/2000 (103 years remaining)
Ground Rent: £200
SERVICE CHARGE: £1587.81
EPC rating: C 76
Council Tax Band: B

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.



To view call **0208 503 6060**
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Offered with no ongoing chain is this spacious two double bedroom ground floor purpose built flat, having the added benefit of two allocated parking spaces.

The property is situated at the rear of the block with accommodation offering, entrance hall giving access to all rooms and having a spacious storage cupboard, reception room accessed via double doors from the hallway, two double bedrooms, good size kitchen and modern bathroom/wc, with its gas central heating, lease in excess of 100 years remaining, allocated parking facilities and security entry phone system this property would suit both owner occupiers as well as buy to let investors alike. The property is accessible to Blackhorse Road Victoria Line Station, in addition the A406 & M11 are within easy access too, as is Cheney Row Park with its BMX track and Cog cycling club.

Call now 020 8503 6060 to book your appointment to view.

