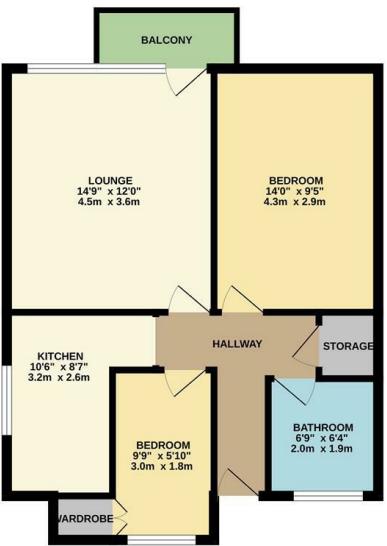




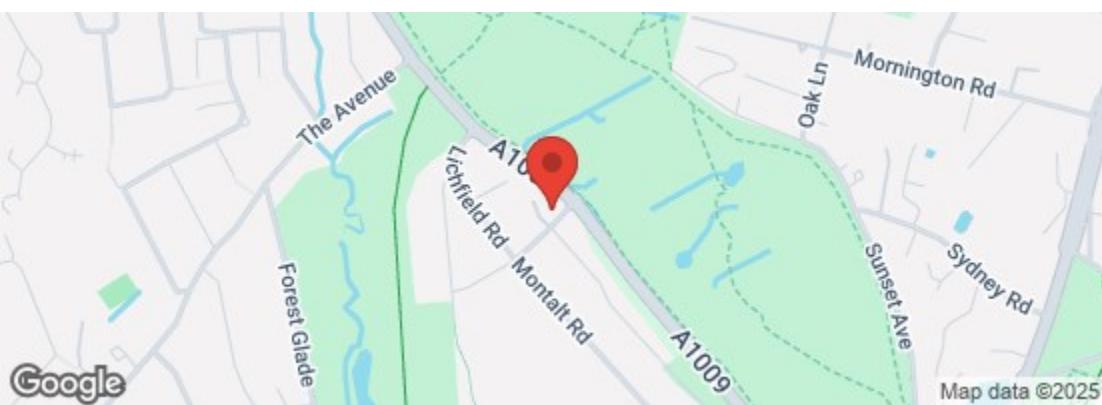
TOP FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not drawn to the general rules of surveying. It is the responsibility of the purchaser to have the property surveyed by a professional surveyor who will be able to advise on the actual dimensions of the property.

Council: Redbridge | Council Tax Band: C | Floor Area: 678.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	46
(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.

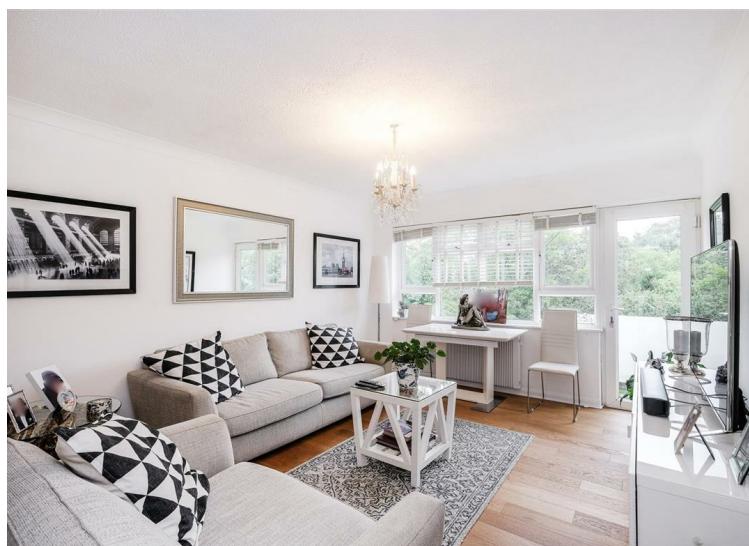
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

95 Montalt Road, Waltham Forest, IG8 9TD
£350,000 Leasehold - Share of Freehold

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



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**

CHURCHILL
estates



Situated with views across London & Woodford golf course is this good sized two double bedroom top floor flat that benefits from a 14x12 foot living room, fitted kitchen, and a **SHARE OF THE FREEHOLD**. Externally there is a storage shed, larger than average garage EN BLOC and communal gardens. The property is ideally situated close to local shops with easy access to Woodford & Highams park train stations.

**SHARE OF FREEHOLD
LEASE 900 PLUS
GROUND RENT £1
SERVICE CHARGE £1500**

