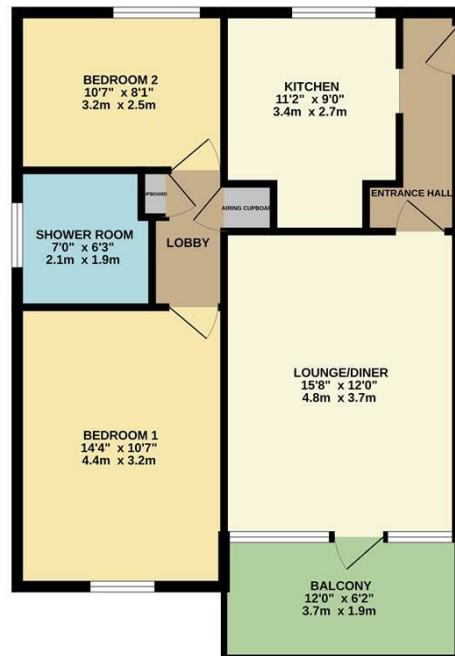


GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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 for 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 floorplan 12/23

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	57
(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.



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Spacious two bedroom flat which has stunning views overlooking the beautiful Chingford Plains and Epping Forest - Short Walk To The Main Line Station - Allocated Parking Space - Large Balcony - Lift To All Floors - No Onward Chain - Security Entryphone.

Lease Term: 999 Years From October 1991 | Ground Rent: Nil | Service Charges: £2760 Per Annum



Hadleigh Court, North Chingford, E4 6AX
Offers Over £420,000 Leasehold - Share of



To view call **020 8529 5500**
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UNBELIEVABLE VIEWS!!! Spacious two bedroom flat which is situated in one of North Chingford's most prestigious turnings and has stunning views overlooking the beautiful open spaces of Epping Forest and Chingford Plains. The property which is being offered with no onward chain is only a short walk to the main line station and benefits from allocated parking space, large balcony, lift to all floors, attractive communal gardens, security entry phone system and we feel would make an ideal first purchase or a superb way to down size. So do not delay and call us today for an early internal viewing.

EPC Rating D

Council Tax Band D

Lease Term: 999 Years From October 1991

Ground Rent: Nil

Service Charges: £230 Per Month

