

DUE FOR COMPLETION AUGUST 2024 - SUPERB NEW DEVELOPMENT of 5 x two and three bedroom flats which are situated in the sought after North Chingford location and accessible to all local amenities including the main line station which is only approximately thirty minutes into the heart of the City - Quality Integrated Kitchen - Balcony - Long 125 Year Lease - Large Living/Kitchen Area - Ideal First Purchase.

**CHURCHILL**  
estates



**Larkshall Road, North Chingford, E4 6PD**  
£425,000 Leasehold



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)





SUPERB NEW DEVELOPMENT of 5 x two and three bedroom apartments which are situated in the sought after North Chingford location and accessible to all local amenities including the main line station which is only approximately thirty minutes into the heart of the City. This property which is 64 square meters benefits from a quality integrated kitchen, balcony, long 125 year lease, large living/kitchen area and we feel would make an ideal first purchase. DUE FOR COMPLETION AUGUST 2024.

EPC tbc

Council Tax Band tbc

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	



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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