



CHURCHILL
estates

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

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



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

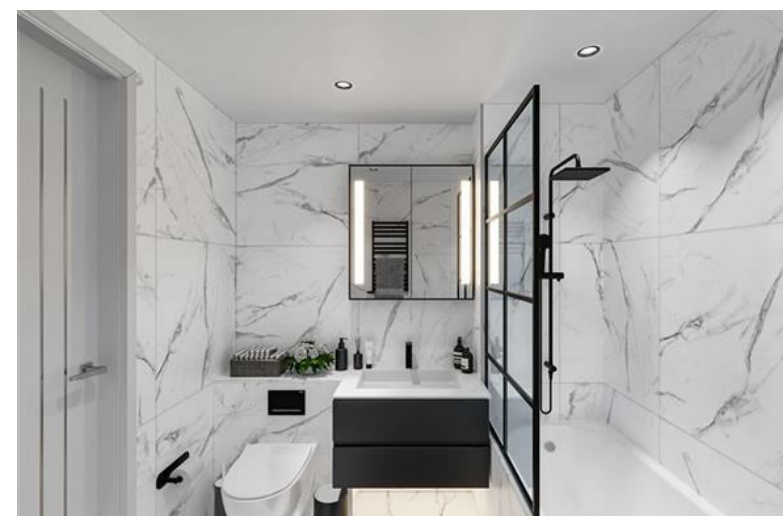
Council: Waltham Forest | Council Tax Band: New Build | Floor Area: sq ft

Energy Efficiency Rating	
	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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PRICES FROM £425,000 - SUPERB NEW DEVELOPMENT of 4 x two 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