



CHURCHILL
estates

Larkshall Road, North Chingford, E4 6PD
£749,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

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



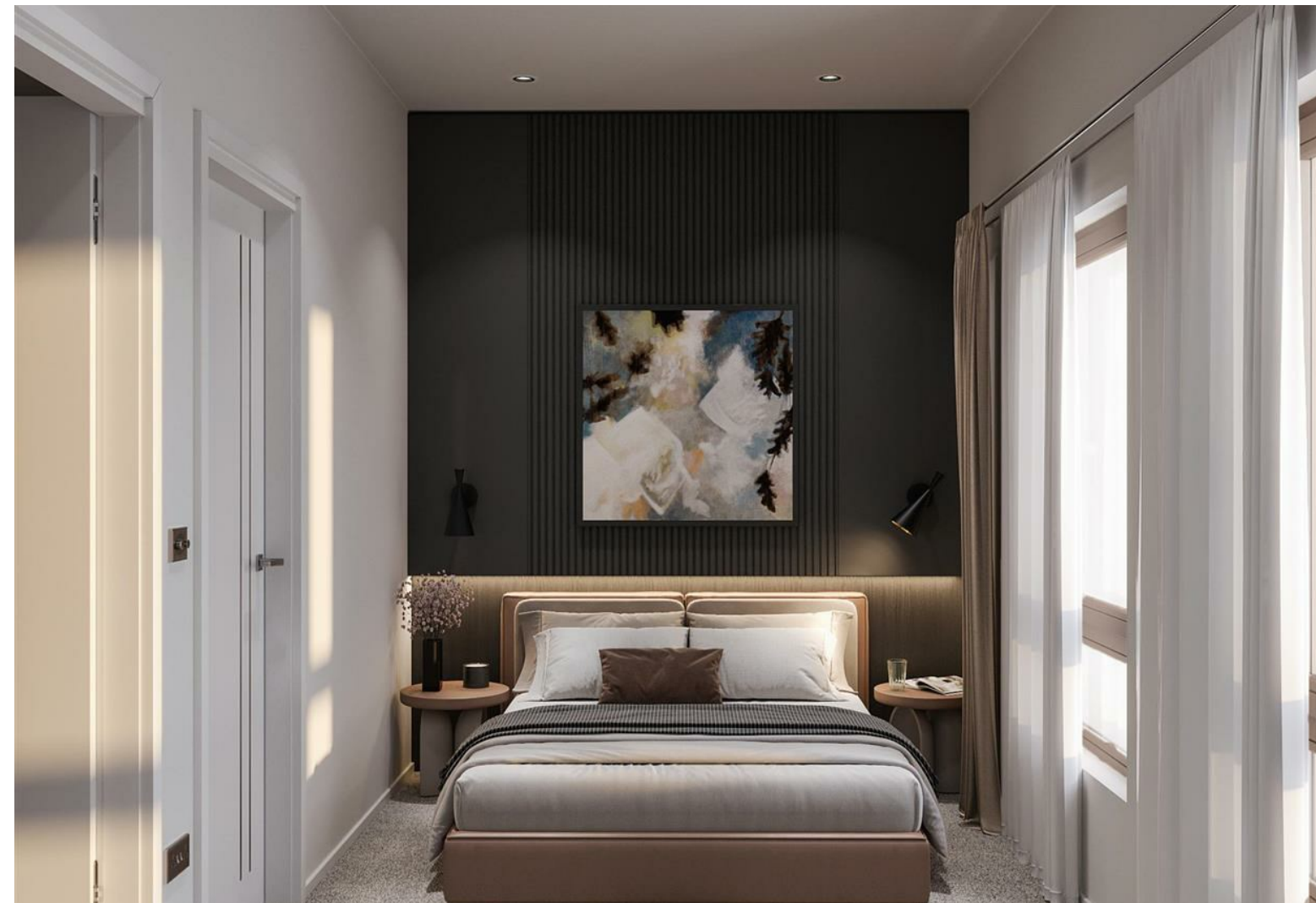
Request a Viewing: **020 8529 5500** Email: northchingford@churchill-estates.co.uk

CHURCHILL
estates

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.



PRICES FROM £749,000 - SENSATIONAL NEW DEVELOPMENT of 4 x superbly spacious three and four bedroom town houses which are situated in the sought after North Chingford location and accessible to all local amenities including the main line station which is approximately thirty minutes into the heart of the City. This property which is three bedrooms will be finished to the very highest standard and is 112 square meters, will benefit from an allocated parking space, quality integrated kitchen, rear garden, study room, family bathroom, additional en suite shower room, ground floor cloakroom and we feel would make the ideal family home. DUE FOR COMPLETION JUNE 2024

EPC Rating TBC

Council Tax Band TBC

