



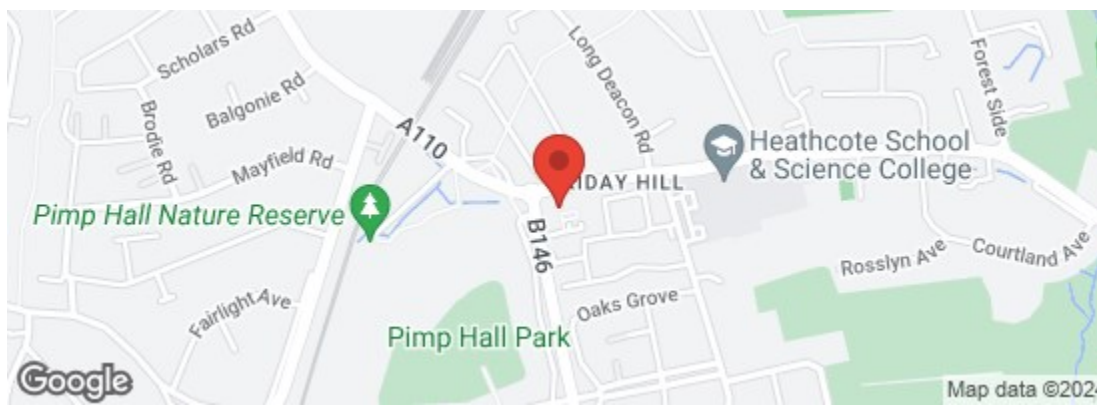
The Croft, North Chingford, E4 6EZ
£330,000 Leasehold

Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft

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



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	69	75



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.



CALLING ALL FIRST TIME BUYERS!!! Superbly spacious two double bedroom split level flat which is tucked away in this quiet development in the sought after North Chingford location and is accessible to the main line station. The property which is being offered with no onward chain benefits from own front door, allocated parking space, additional visitors parking, fitted kitchen, large lounge, two double bedrooms and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band D

Lease Term 125 Years From January 1995

Ground Rent £440 Per Annum

Service Charges £1500 Per Annum

