

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Lea Court,, North Chingford, E4 6TU**  
**£350,000 Leasehold**

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

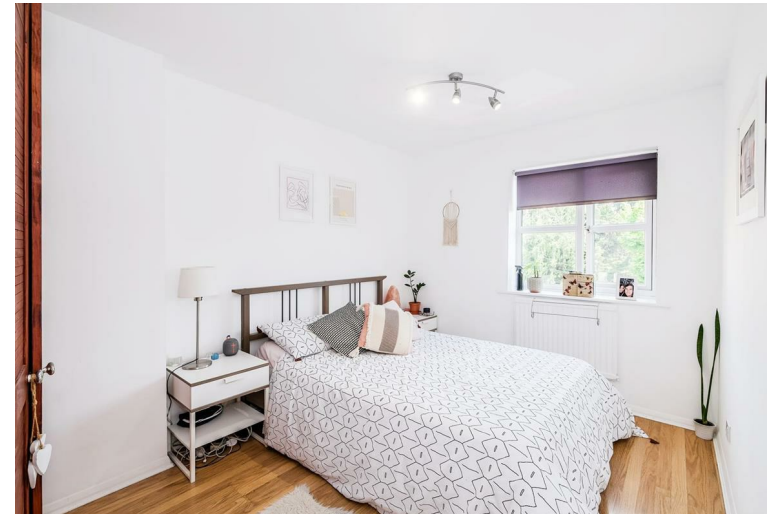
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	76
	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.



CALLING ALL FIRST TIME BUYERS!!! Superbly spacious two bedroom top floor flat which is situated 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 allocated parking space, additional visitors parking, separate dining area, security entryphone, fitted kitchen, attractive communal gardens and we feel would make an ideal first purchase. So do not delay and call us today for an early internal inspection.

EPC Rating C

Council Tax Band C

Lease Term 999 Years From January 1986

Ground Rent Nil

Service Charges £1549.96 Per Annum

