



GROUND FLOOR
661 sq. ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq. ft. (61.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, whether internal or external, are given only as approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency can be given.
Made with Metronom CAD

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.



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Spacious two bedroom first floor maisonette which is situated in the heart of North Chingford and only a short walk to the main line station - Own Front Door - Own Section Of Rear Garden - No Onward Chain - Future Potential - Large Lounge/Diner - Bathroom With Separate wc.

Lease Term: 99 Years From April 2002 | Ground Rent £150 Per Annum | No Service Charges



Queens Grove Road, North Chingford, E4
£325,000 Leasehold



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LOCATION AND POTENTIAL!!! Spacious two bedroom first floor maisonette which is situated in this no through road in the heart of North Chingford and only a short walk to the main line station. The property which is being offered with no onward chain has superb future potential and benefits from own front door, own section of rear garden, large lounge/diner, bathroom with separate wc, gas central heating, double glazing and we feel would make an ideal first purchase.

EPC Rating TBC

Council Tax Band C

Lease Term 99 Years From April 2002

Ground Rent £150 Per Annum

No Service Charges