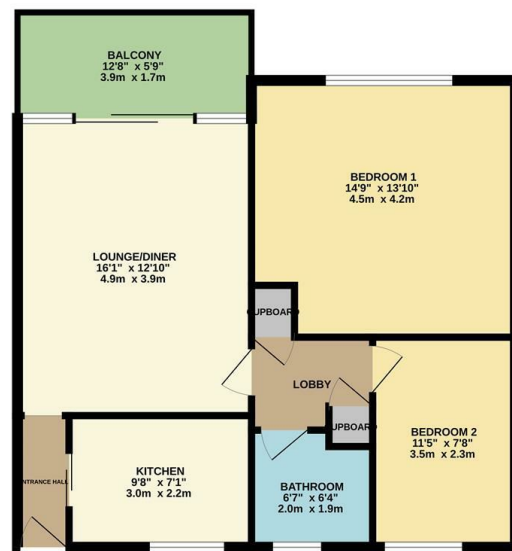




GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA - 652 sq.ft. (60.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should not be used as a basis for any legal proceedings. The purchaser should verify the accuracy of the floorplan and no guarantee is made as to its accuracy or efficiency can be given. [View on Open House](#)

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



**CHURCHILL**  
estates

Hadleigh Court, North Chingford, E4 6AX

£400,000 Leasehold - Share of Freehold

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



Request a Viewing: **020 8529 5500** Email: [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

**CHURCHILL**  
estates

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>			
	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.



STUNNING VIEWS!!! Two bedroom purpose built flat which is situated in the heart of North Chingford, has stunning views overlooking Chingford plains and the forest and is also only a short walk to the main line station. The property which is being offered with no onward chain offers superb future potential and benefits from covered allocated parking space, own large balcony, lift to all floors, security entryphone system, attractive communal gardens, share of freehold 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 D

Lease Term 999 Years From October 1991 With Share Of Freehold

Ground Rent Nil

Service Charges £2760 Per Annum

