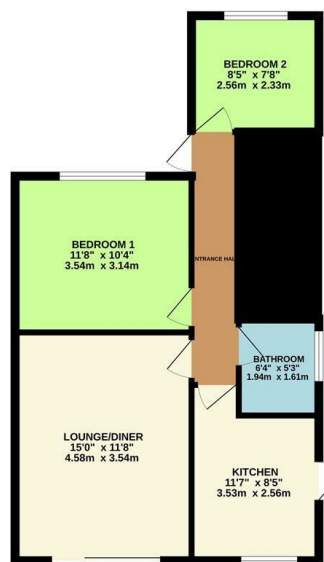




GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.3 sq.m.) approx.  
We have every effort to ensure the accuracy of the floor plan and measurements of this, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for approximate purposes only and should be used as a guide only. It is not a substitute for a professional survey. The dimensions, layout and appearance shown on this plan are for guidance only and are not guaranteed. See the property for details.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 531.00 sq ft

**CHURCHILL**  
estates

Warren Road, North Chingford, E4 6QR  
Offers Over £350,000 Leasehold

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		65	74
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.



**CHURCHILL**  
estates

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





IDEAL FIRST PURCHASE!!! Two bedroom ground floor maisonette 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 own front door, own rear garden with side access, long 900+ year lease, lounge/diner, fitted kitchen, no service charges and we feel would make an ideal first purchase.

EPC Rating D

Council Tax Band C

Lease Term 999 Years From April 1958

Ground Rent £100 Per Annum

No Service Charges

