



TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 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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Council: Waltham Forest | Council Tax Band: C | Floor Area: 516.00 sq ft



CHURCHILL
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Bowyer Court, North Chingford, E4 6UH
 £300,000 Leasehold

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



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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.



CALLING ALL FIRST TIME BUYERS!!! We are delighted to offer this two bedroom top floor flat which is situated in the heart of North Chingford and only a short walk to the main line station and the range of quality bars and restaurants. The property which is being offered with no onward chain benefits from off street parking to rear, security entryphone system, outside storage shed, fitted kitchen, tiled bathroom and we feel would make the ideal first purchase.

EPC Rating D

Council Tax Band C

Lease Term 125 Years From September 1989

Ground Rent £10 Per Annum

Service Charges £1200 Per Annum

