

TOTAL FLOOR AREA: 1061 sq. ft. (98.5 sq. m.) approx.
Where necessary, we have made an assumption of the location of the kitchen, bathroom, and any other rooms and the responsibility is taken for any errors or omissions. This plan is for information purposes only and should not be used as a basis for any legal proceedings. The agent does not warrant the accuracy of the information and the plan is not intended to be used as a basis for any legal proceedings. Map data ©2024

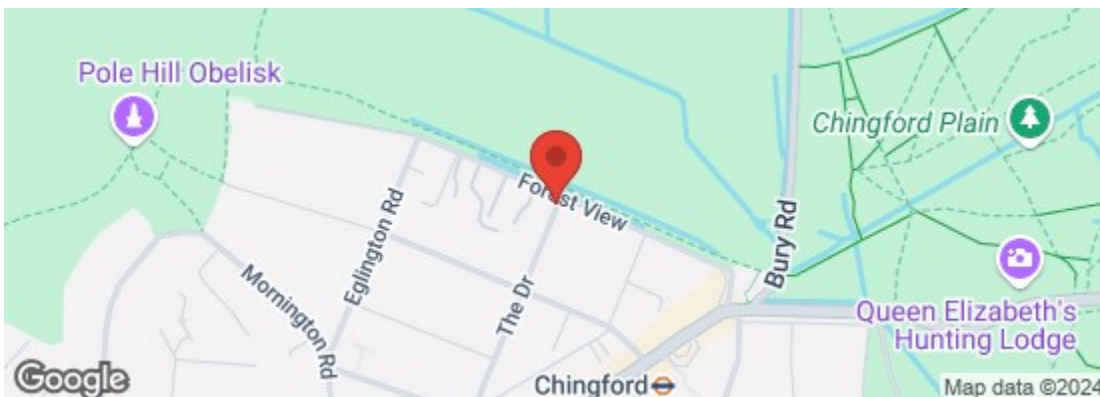
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1061.00 sq ft

CHURCHILL
estates

Grosvenor Heights, Forest View, North Chingford, E4 7GA
 Offers Over £550,000 Leasehold - Share of Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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.



CHURCHILL
estates

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



Welcome to Grosvenor Heights, North Chingford - a charming location that could be your next home sweet home! This modern flat boasts a spacious 1,061 sq ft of living space, perfect for those seeking comfort and style.

As you step inside, you'll be greeted by a delightful reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two cosy bedrooms, both generously equipped with ensembles for added convenience.

One of the highlights of this flat is the split-level design, offering a unique layout that adds character to the space. The lounge opens up to a lovely balcony, where you can enjoy your morning coffee or unwind with a book while taking in the serene surroundings.

With parking available for one vehicle, you'll never have to worry about finding a spot after a busy day out. The separate cloakroom adds a touch of practicality to the property, making everyday living a breeze.

Don't miss out on the opportunity to make this flat your own - a perfect blend of modern living in a tranquil setting. Book a viewing today and envision the possibilities that Forest View has to offer!

EPC Rating C

Council Tax Band E

