

TOTAL FLOOR AREA: 1061 sq. ft. (98.5 sq. m.) approx.
Water energy ratings have been made to assess the accuracy of the figures contained here. Measurements of floor, wall, room and any other items are approximate and the responsibility is taken for any errors or misstatements. This plan is for information purposes only and should be used as a guide to the property. It is not intended to be used as a contract. All rights reserved. ©2025

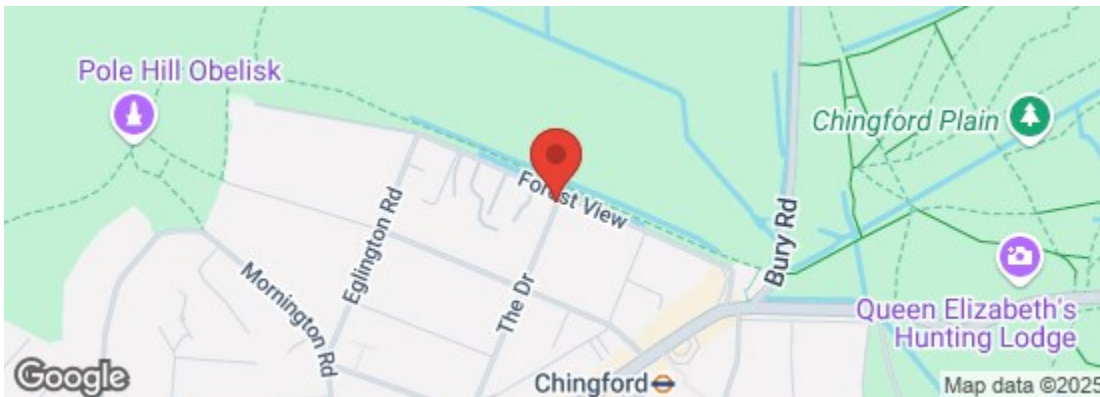
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1061.00 sq ft

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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			
(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	76	79



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.



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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

