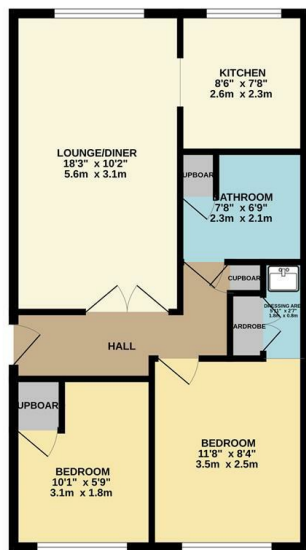




GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.  
Where every effort has been made to ensure the accuracy of the floor plan dimensions, measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used in conjunction with the property particulars. The dimensions, layout and appearance shown on this plan are for guidance only and do not constitute a contract. The agent is not responsible for any error or omission.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 583.00 sq ft

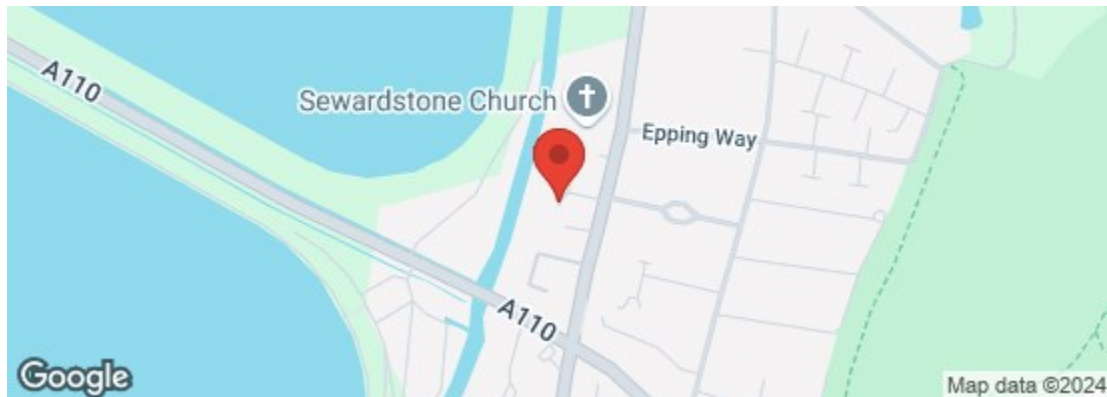


**CHURCHILL**  
estates

Riverside Court, North Chingford, E4 7UN  
£202,000 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 |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 68      | 79        |
|   | 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**



CALLING ALL OVER 60'S!!! Spacious two bedroom first floor retirement flat which is situated in this quiet modern development in the sought after North Chingford location. The property which is being offered with no onward chain benefits from on site house manager, twenty four hour emergency pull cords, parking, communal lounge, attractive communal gardens, security entryphone system, long lease and we feel would make an ideal way to retire.

EPC Rating D

Council Tax Band C

Lease Term 189 Years From November 1986

Ground Rent Nil

Service Charges £265 Per Month

