



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.
We have every effort been made to ensure the accuracy of the figures contained herein. Measurements of plots, windows, doors and any 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 as a guide only. It is not a contract. The dimensions, layout and appearance of the property can be seen on the ground and no guarantee is given as to their accuracy or efficiency can be given.
Mark and Rebecca Clark

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

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	



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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Riverside Court, North Chingford, E4 7UN
£190,000 Leasehold

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



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

