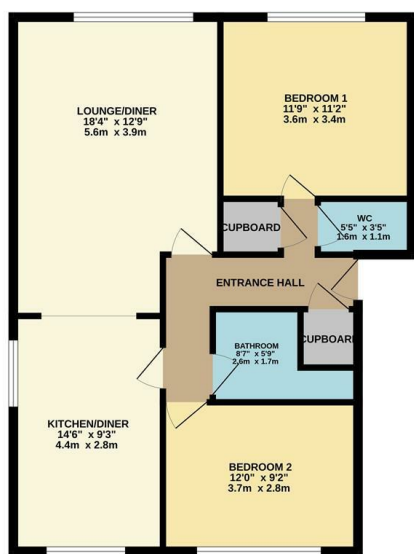




GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurement of plots, buildings, yards and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The agent, its agents and its employees do not warrant or guarantee the accuracy or reliability of the information contained herein.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 745.00 sq ft



CHURCHILL
estates

Hungerdown, North Chingford, E4 6QJ
£315,000 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			
England & Wales		EU Directive 2002/91/EC	

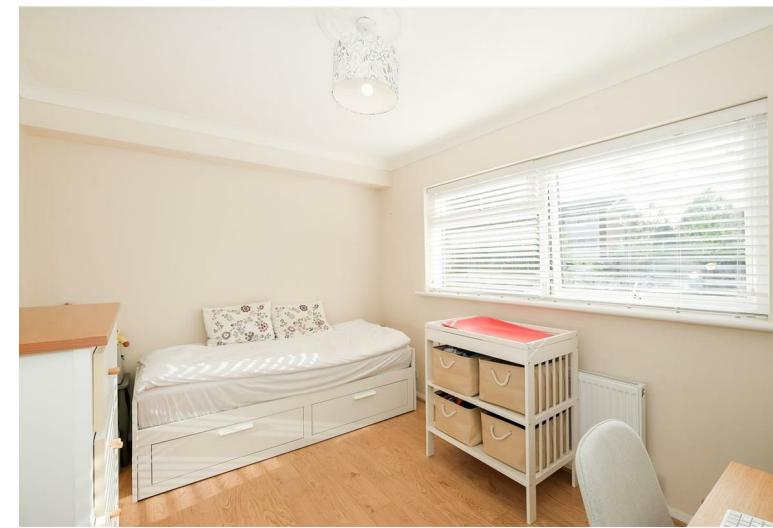


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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**



CALLING ALL FIRST TIME BUYERS!!! Superbly spacious two double bedroom first floor flat which is situated in the sought after North Chingford location and is accessible to the main line station and all local amenities. The property which has been well maintained and modernised by the current vendors benefits from a beautiful and spacious fitted kitchen/diner, lovely bathroom with separate wc, large lounge/diner, security entry phone system and we feel would make an ideal first purchase.

EPC Rating TBC

Council Tax Band C

Lease Term 125 Years From September 1988

Ground Rent £10 Per Annum

Service Charges £171 Per Month

