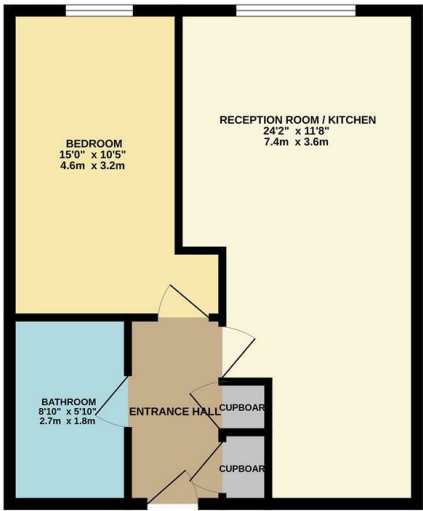




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the measurements of the floor, walls, doors and any other items are approximate and no responsibility is taken for any error or omission in the plan. The plan is for information only and should not be used as a basis for any decision. The agent is not responsible for any error or omission in the plan.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 483.00 sq ft

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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Alana Heights, North Chingford, E4 7NU  
£265,000 Leasehold

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



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





IDEAL FIRST PURCHASE!!! Spacious one bedroom second floor flat which is situated in this modern development in the heart of North Chingford and is accessible to all local amenities. The property which is being offered with no onward chain benefits from secure gated allocated parking space, lift to all floors, fully integrated kitchen, spacious lounge area, large bedroom and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band C

Lease Term 125 Years From December 2011

Ground Rent £250 Per Annum

Service Charges £161 Per Month

