




TOTAL FLOOR AREA: 1036 sq ft (96.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floorplan is provided for guidance only and should not be used as a basis for any prospective purchase. The services, appliances and equipment shown on the floorplan are not intended to be guaranteed as to their operability or efficiency can be given. Made and Accepted: 1/10/2025

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1036.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>84</b>
(81-91) <b>B</b>		
(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		
EU Directive 2002/91/EC		
<div>England &amp; Wales</div> <div></div>		



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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Kings Head Hill, North Chingford, E4 7JG  
Offers Over £350,000 Leasehold

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



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





IDEAL FIRST TIME BUY!!! Superbly spacious two huge double bedroom second floor flat which is situated in the sought after North Chingford location and is accessible to the main line station and the range of quality bars and restaurants on Station Road and also covers the whole of the top floor. The property which is being offered with no onward chain has been well maintained and modernised and benefits from allocated parking space, large reception room, good size fitted kitchen area, two large double bedrooms, tiled bathroom with four piece suite, new long 999 year lease to be created and we feel would make an ideal first purchase. So do not delay and call us today for an early internal inspection.

EPC Rating B

Council Tax Band D

Lease Term New 999 Year Lease To Be Created

Ground Rent £1 Per Annum

Service Charges £100 Per Annum

