



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreapp 6/2025

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1191.00 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.

CHURCHILL
estates

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Mount Echo Avenue, North Chingford, E4 7JX
£500,000 Leasehold - Share of Freehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**



SPACE WITH STUNNING VIEWS!!! Beautiful and spacious two bedroom, two receptions first floor maisonette which is situated in the sought after North Chingford location and has stunning views overlooking the reservoirs to the rear. The property benefits from off street parking, own front door, own large balcony, two large reception rooms, large kitchen/diner, bathroom with separate wc, additional shower, long 960+ year lease with share of freehold and an early internal viewing is a must to fully appreciate the space and views that this fine property has to offer.

EPC Rating D

Council Tax Band D

Lease Term 999 Years From September 1988 With a Share Of The Freehold

No Ground Rent

No Service Charges

