

TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.
Whilst 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 Metroplan ©2025

Council: Waltham Forest | Council Tax Band: C | Floor Area: 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.

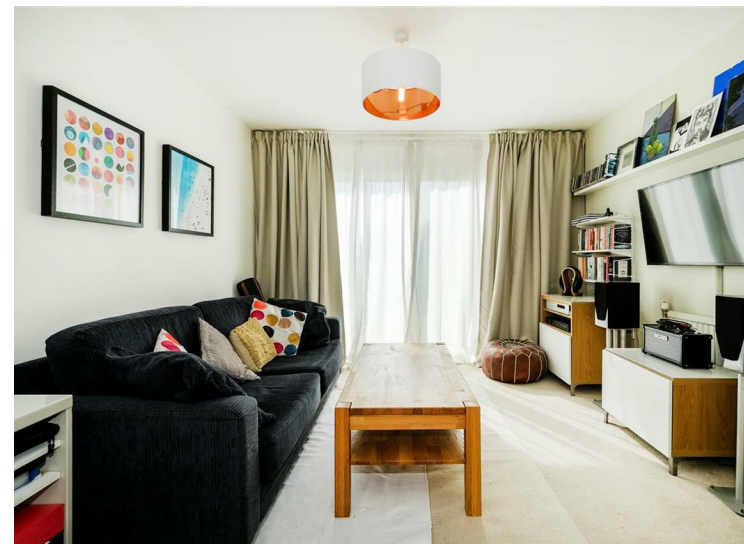
CHURCHILL
estates



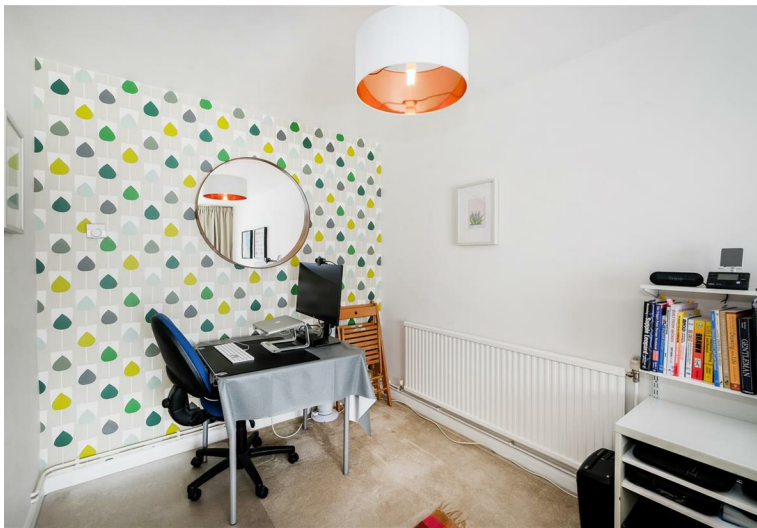
CHURCHILL
estates

The Ridgeway, North Chingford, E4 6QW
£310,000 Leasehold

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



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



CALLING ALL FIRST TIME BUYERS!!! Two bedroom ground 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. The property benefits from security entry phone system, attractive communal gardens, long 172 year lease, tiled bathroom and we feel would make an ideal first purchase. So do not delay and call us today for an early internal inspection.

EPC Rating C

Council Tax Band C

Lease Term 215 Years From April 1982

Ground Rent £10 Per Annum

Service Charges £1200 Per Annum

