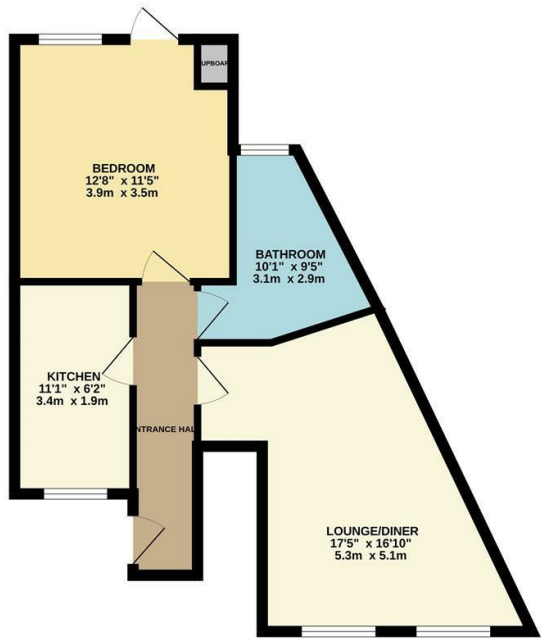




GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (47.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any prospective purchase. The service, quality and accuracy of the information cannot be guaranteed as to their quantity or efficiency can be given.  
Made with Mapbox (2025)



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**  
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Cart Lane, North Chingford, E4 7DH  
£325,000 Leasehold - Share of Freehold

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



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

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CALLING ALL FIRST TIME BUYERS!!! One bedroom ground floor flat which is situated in the heart of North Chingford and only moments away from the main line station and the range of quality bars and restaurants. The property which is being offered with no onward chain benefits from own front door, own large garden, allocated parking space, additional patio area, new long lease, share of freehold and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band B

Lease Term TBC With Share Of Freehold

Ground Rent TBC

Service Charges TBC

