



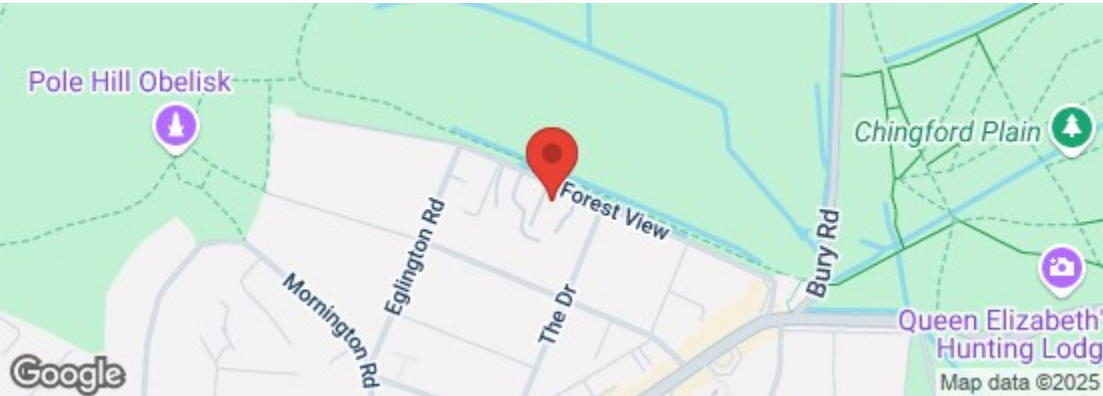
GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of actual, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, fixtures and fittings shown here are not guaranteed and no guarantee as to their quantity or efficiency can be given.
None and Hutton (2025)

Council: Waltham Forest | Council Tax Band: F | Floor Area: 863.00 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.

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The Vista, North Chingford, E4 7AU
£595,000 Leasehold

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



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



STUNNING VIEWS!!! Do not miss out on this two bedroom, two bathroom first floor flat which is situated in one of North Chingford's most prestigious locations and is only moments away from the main line station and the range of quality bars and restaurants on Station Road. The property which is being offered with no onward chain has stunning views overlooking the golf course and the beautiful open spaces of Epping forest and boasts many fine features including own large balcony, secure gated allocated parking space, beautiful fully integrated kitchen, large lounge/dining area, main shower room, additional en suite bathroom, lift to all floors, security entryphone system and an early internal inspection is a must to fully appreciate the stunning views and the space that this fine property has to offer.

EPC Rating TBC

Council Tax Band F

Lease Term 125 Years From January 2004

Ground Rent £250 Per Annum

Service Charges £3090

