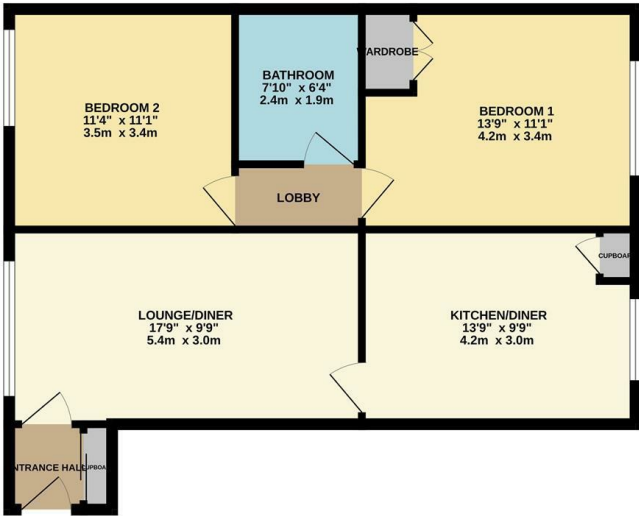




GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floor area and any other details with the seller. Measurements are to the internal face of walls and doors are to the internal face of the door frame.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 678.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	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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estates



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estates

Avon Court, North Chingford, E4 6QY  
Offers Over £350,000 Leasehold

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



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





CALLING ALL FIRST TIME BUYERS!!! Do not miss out on this superbly spacious two double bedroom first floor flat which is situated in the heart of North Chingford and only a short walk to 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 been newly decorated including newly fitted carpets throughout and benefits from garage en bloc, large fitted kitchen diner, large lounge, two double bedrooms, lovely tiled bathroom, long 900+ year lease, newly fitted Valliant boiler, security entry phone system 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 999 Years From September 1968

Ground Rent £15 Per Annum

Service Charges £963 Per Annum (Based on 2024 annual charge)

