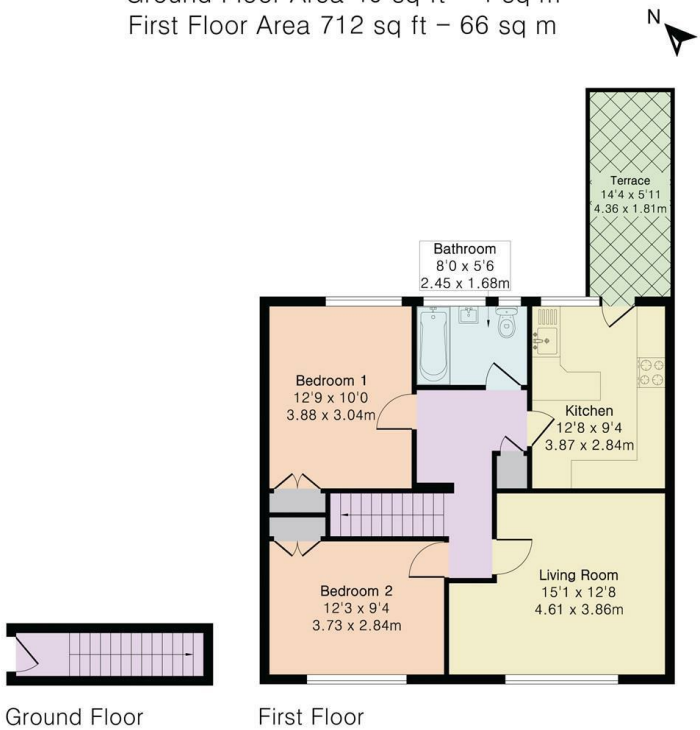




Approximate Gross Internal Area 752 sq ft - 70 sq m

Ground Floor Area 40 sq ft – 4 sq m

First Floor Area 712 sq ft – 66 sq m



Council: Waltham Forest | Council Tax Band: C | Floor Area: 752.00 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 Copse, North Chingford, E4 6BH
£350,000 Leasehold

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



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



IDEAL FIRST TIME BUY!!! Do not miss out on this two double bedroom first floor maisonette which is tucked away in this quiet cul-de-sac location adjacent to the forest 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 benefits from own front door, own section rear garden, large roof terrace, large fitted kitchen, two double bedrooms and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band C

Lease Term 125 Years From September 1988

Ground Rent TBC

Service Charges TBC

