



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
We have every effort been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide for the prospective purchaser. The purchaser is advised to obtain their own measurements and to verify the accuracy of the information given. Measurements are given to the nearest millimetre.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 721.00 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.

CHURCHILL
estates

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estates

Douglas Road, North Chingford, E4 6DA
Offers Over £350,000 Leasehold - Share of Freehold

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



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



CHARACTER WITH SPACE!!! Do not miss out on this superbly spacious one bedroom ground floor converted 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 retains much of the original charm is being offered with no onward chain and boasts many fine features including own large section of rear garden with side access, large reception room, spacious kitchen/diner, large double bedroom, share of freehold and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating D

Council Tax Band C

Lease Term 999 Years From January 2023

No Ground Rent

No Service Charges

