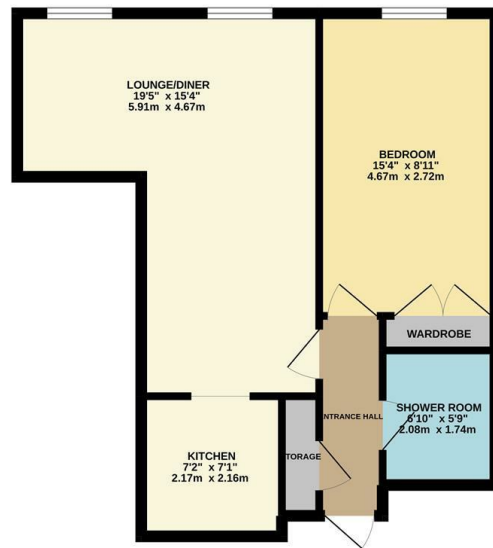


GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq ft (47.2 sq m) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and fittings shown are not guaranteed and no guarantee as to their operability or efficiency can be given.  
Made with Housify 10/22

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



**CHURCHILL**  
estates

Chingford Mount Road, Chingford, E4 8LL  
Asking Price £175,000 Leasehold

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



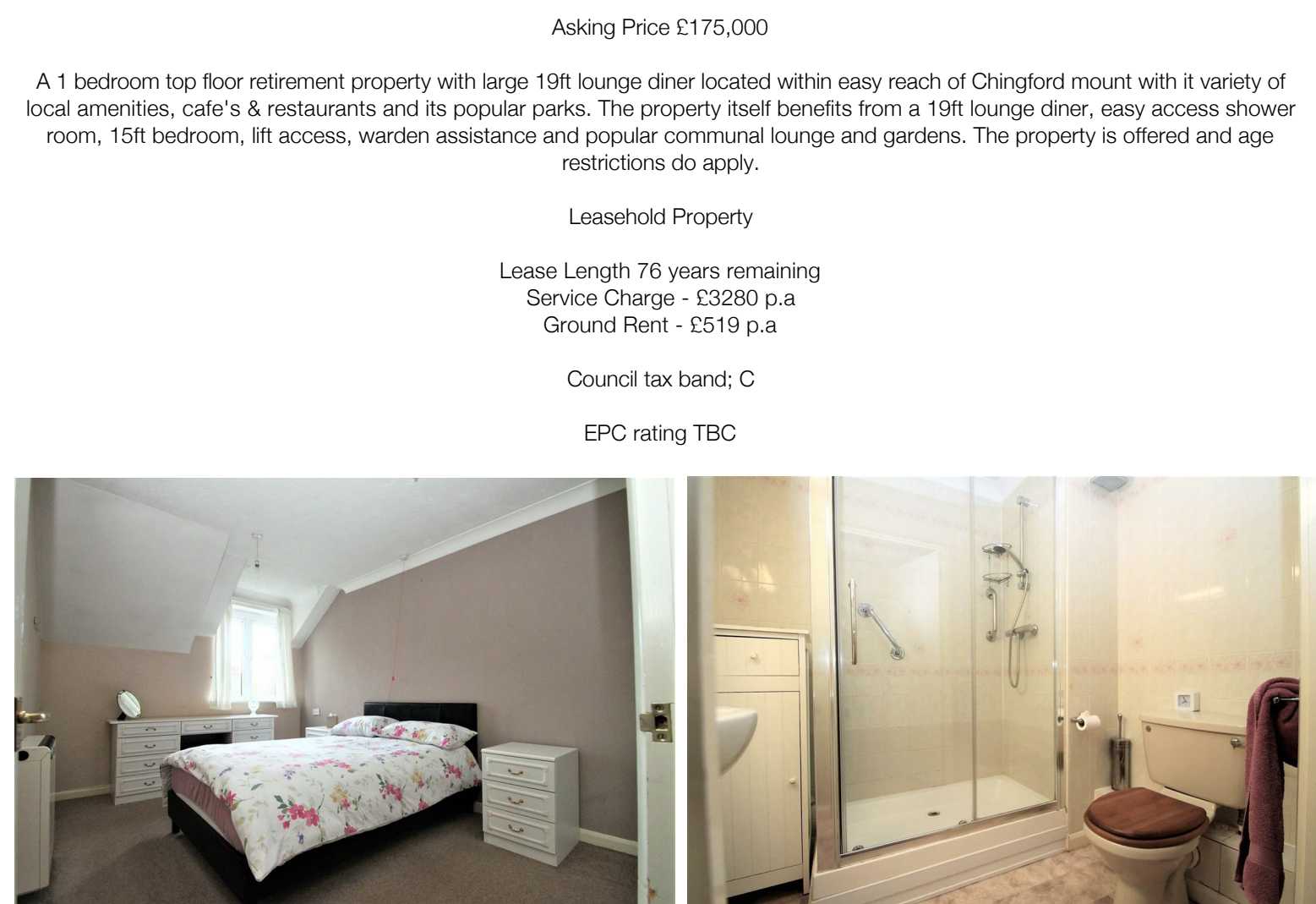
Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**

**CHURCHILL**  
estates

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.



Asking Price £175,000

A 1 bedroom top floor retirement property with large 19ft lounge diner located within easy reach of Chingford mount with it variety of local amenities, cafe's & restaurants and its popular parks. The property itself benefits from a 19ft lounge diner, easy access shower room, 15ft bedroom, lift access, warden assistance and popular communal lounge and gardens. The property is offered and age restrictions do apply.

Leasehold Property

Lease Length 76 years remaining

Service Charge - £3280 p.a

Ground Rent - £519 p.a

Council tax band; C

EPC rating TBC