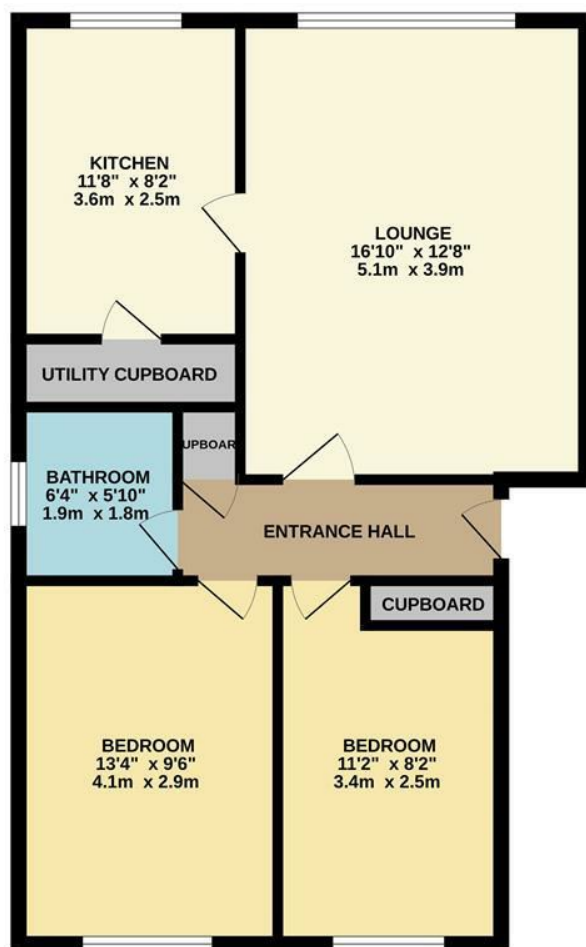


THIRD FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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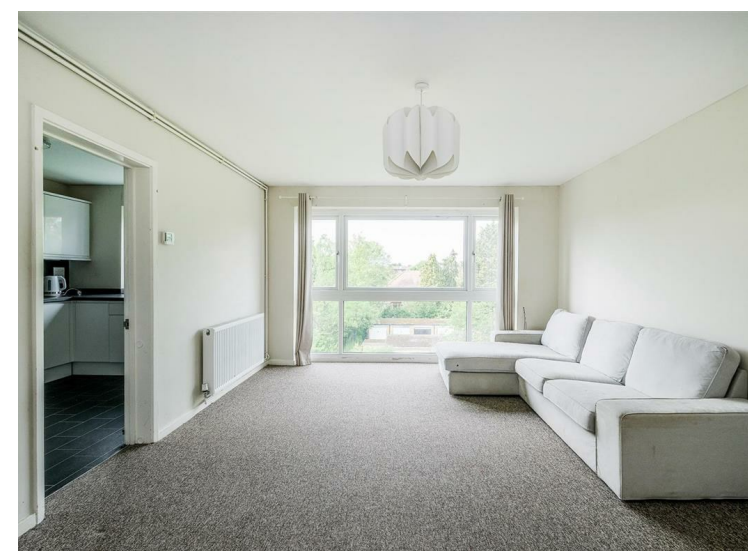
Council: Waltham Forest | Council Tax Band: C | Floor Area: 652.00 sq ft



CHURCHILL
estates

Chingford Avenue, Chingford, E4 6RN
Price £295,000 Leasehold - Share of Freehold

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



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) 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	65	78



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.



Offered For Sale with No On Going chain is this good sized Two Bedroom top floor Apartment that is situated within easy reach of both North and South Chingfords shopping and transport facilities as well as being Share of Freehold.

The property itself comprises of a 16ft Lounge, Fitted Kitchen , Two Bedrooms , Modern Bathroom, Double Glazing, Central Heating , Communal Gardens and a Garage En Bloc. An Early internal Viewing is advised to fully appreciate the size of the property on offer.

