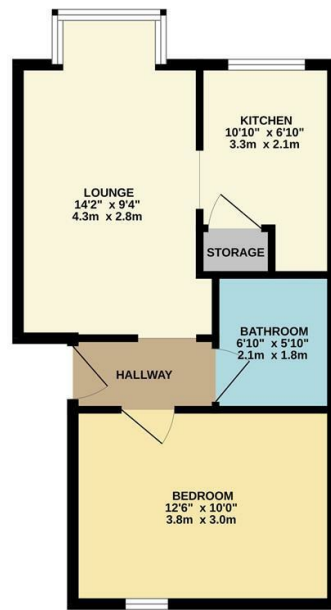




GROUND FLOOR  
424 sq. ft. (39.4 sq. m.) approx.



TOTAL FLOOR AREA: 424 sq. ft. (39.4 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, surfaces, volumes and floor areas herein are approximate and are not intended to be relied upon for any purpose other than general information. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
Made with Metronom CAD24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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.



To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

| One Double Bedroom | Good Sized Lounge | Separate Kitchen | Modern Bathroom | Ground Floor | Security Entryphone | Allocated Parking | Close to A406/M11 | Well Presented | Purpose Built | Ideal for FTB or Investors | Long Lease |

| 156 YR Lease | Ground Rent £0 | Service Charge £148.20 PCM |



**Hall Lane, Chingford, E4 8NU**  
**£240,000 Leasehold**



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Situated within easy Reach of the A406/M11 transport links as well as a short drive to Walthamstow is this One Bedroom Ground Floor Purpose Built Apartment. The apartment is also a short walk from Chase Lane Park and in close proximity to Chingford Mount with its Shopping and Transport links.

The Property itself benefits from a 14ft Lounge, Separate Kitchen, Good Sized Double Bedroom and a Modern Bathroom and a Boiler which was fitted just over a year ago.. We also have a Security Entryphone system and Allocated Parking to Rear. An early internal viewing is advised.

