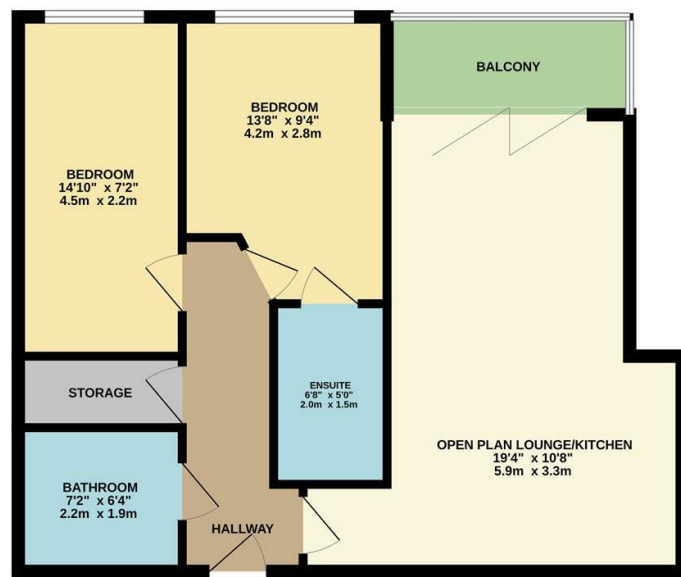




APARTMENT  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA - 630 sq.ft. (58.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, dimensional measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency post sale.  
Made with Mapogen 12/2024

| 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 |           |
|   |   | 80                      | 80        |



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

| Two Bedroom | Open Plan Lounge- Kitchen | Ensuite to Master | Family Bathroom | 2018 Built | Parking to Rear | Superb Condition Throughout | Video Entryphone System | Lift | Easy Access to Walthamstow | No Chain |

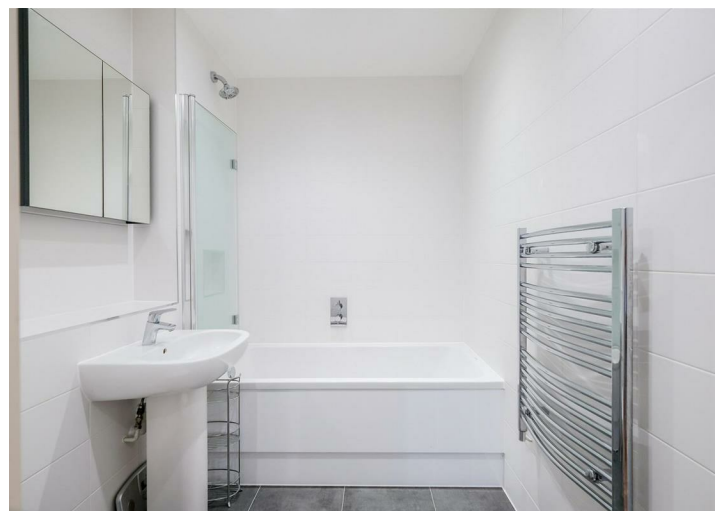
| 119 YR Lease | Ground Rent & Service Charge £162 PM |



**87 Chingford Mount Road, Chingford, E4 8LU**  
**Offers Over £350,000 Leasehold**



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



Offered for sale with No On Going Chain is this Beautifully presented Two Bedroom Apartment that is conveniently situated for access to not only to Chingford Mount with its shopping and transport facilities but also a short bus ride to Walthamstow Central. The property also benefits from a Video Entryphone System, Lift and Parking to Rear.

The property comprises of an Open Plan Lounge with a Modern Kitchen area and access to Enclosed Glazed Balcony, Master Bedroom with En Suite Shower, Further Bedroom and a Family Bathroom. The Enclosed Glazed Balcony which is designed to be used all year round gives this property a Unique look and feel. An early internal viewing is advised to fully appreciate the Size and Condition of the property on offer.

