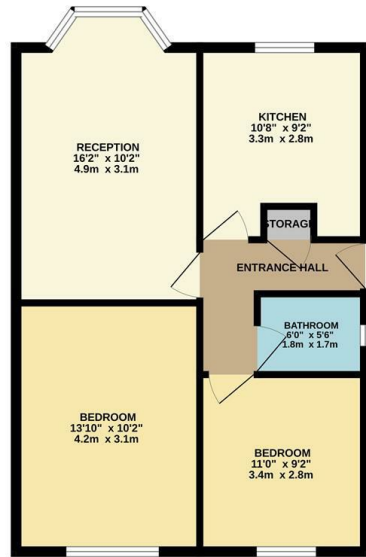




GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq. ft. (53.1 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The seller, agent and any other person involved in this transaction shall not be held responsible for any errors or omissions. No liability is accepted for any errors or omissions. No liability is accepted for any errors or omissions. No liability is accepted for any errors or omissions.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 572.00 sq ft



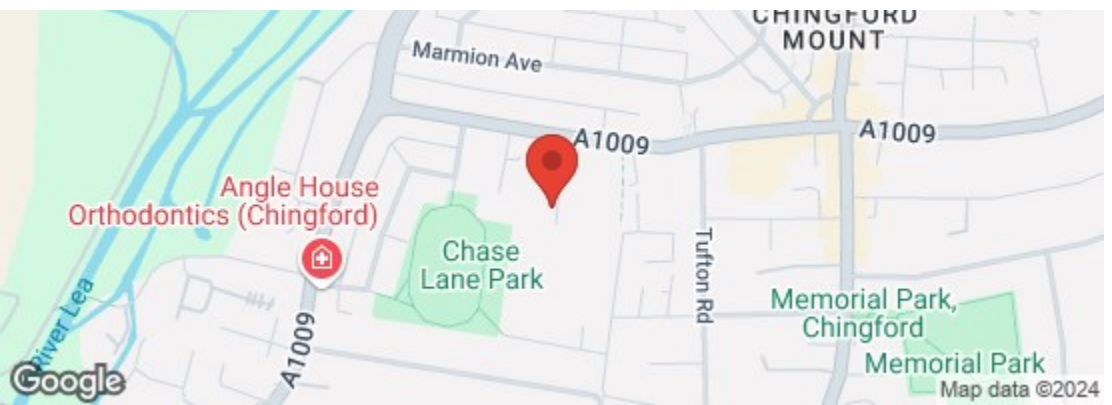
**CHURCHILL**  
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Hall Gardens, Chingford, E4 8HR  
£225,000 Leasehold

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



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			
<b>England &amp; Wales</b>		29	77
	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**  
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Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



**SHORT LEASE - CASH BUYERS ONLY**

Welcome to this charming maisonette located in the picturesque Hall Gardens, Chingford. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's ample space for a small family or guests staying over.

Situated in a tranquil neighbourhood, this maisonette offers a peaceful retreat from the hustle and bustle of city life. The 572 sq ft of living space provides a comfortable environment for you to make your own mark and create a cosy home.

Ideal for cash buyers looking for a great investment opportunity, this property offers potential for renovation and personalisation. Although it has a short lease, this maisonette presents a fantastic chance to own a property in a sought-after location.

Don't miss out on the chance to own this lovely maisonette in Hall Gardens. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

