



TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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.

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King Henry Lodge, Hall Lane, Chingford, E4 8HW  
Asking Price £350,000 Leasehold

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



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





Welcome to this stunning property located on Hall Lane in Chingford, London, which is immaculately decorated. This spacious ground floor flat boasts a large reception room, two lovely bedrooms, and a modern bathroom, making it the perfect place to call home. Situated close to the shopping centre of Chingford Mount.

The communal facilities, including a comfortable lounge leading into the garden, provide a sense of community, and the guest suite is perfect for accommodating visitors. Whether you're looking to downsize or simply seeking a peaceful retreat, this property offers a wonderful opportunity to live in a well-maintained and welcoming environment. Don't miss out on the chance to make this lovely property your new home in the heart of Chingford.

