

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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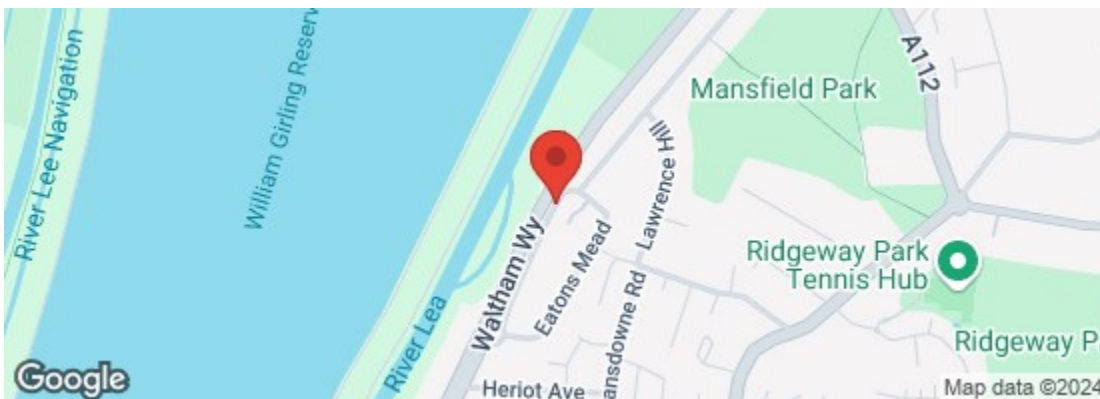
Council: Waltham Forest | Council Tax Band: B | Floor Area: 624.00 sq ft

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Valley Side Parade, Chingford, E4 8AJ
 £275,000 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		73	74
(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.



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



Welcome to Valleyside Parade, Chingford - a charming location that could be the perfect setting for your new home! This delightful property boasts 1 reception room, 2 cosy bedrooms, and a convenient bathroom, all spread across 624 sq ft of living space. Situated above a shop, this flat offers a unique living experience with easy access to local amenities.

The reception room is a versatile space where you can entertain guests or simply relax after a long day. The two bedrooms provide ample room for a small family, guests, or even a home office. The bathroom ensures your comfort and convenience with its practical layout.

Living above a shop means you'll have everything you need right at your doorstep - from shops to cafes, making daily errands a breeze. The vibrant atmosphere of Valleyside Parade adds to the appeal of this property, offering a lively and engaging community to be a part of.

Don't miss out on the opportunity to make this flat your own and enjoy the best of what Chingford has to offer. Book a viewing today and envision the possibilities that this property holds for you!

