



GROUND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.6 SQ.M.)

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: C | Floor Area: 707.00 sq ft

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	



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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Norton Close, Chingford, E4 8LS
Asking Price £300,000 Leasehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**

CHURCHILL
estates



Nestled in the charming area of Norton Close, Chingford, this delightful split-level flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or individuals seeking extra space.

The flat features a well-appointed reception room, providing a welcoming area for relaxation and entertainment. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a harmonious living environment. The bathroom is functional and well-maintained, catering to all your daily needs.

As a purpose-built flat, this property benefits from modern construction standards, ensuring a comfortable living experience. The location in Chingford is particularly appealing, with a variety of local amenities, parks, and excellent transport links nearby, making it easy to explore the wider London area.

This flat is not just a place to live; it is a home that offers both tranquility and accessibility. Whether you are looking to invest or find your next residence, this property presents a wonderful opportunity in a sought-after location. Do not miss the chance to make this charming flat your own.

