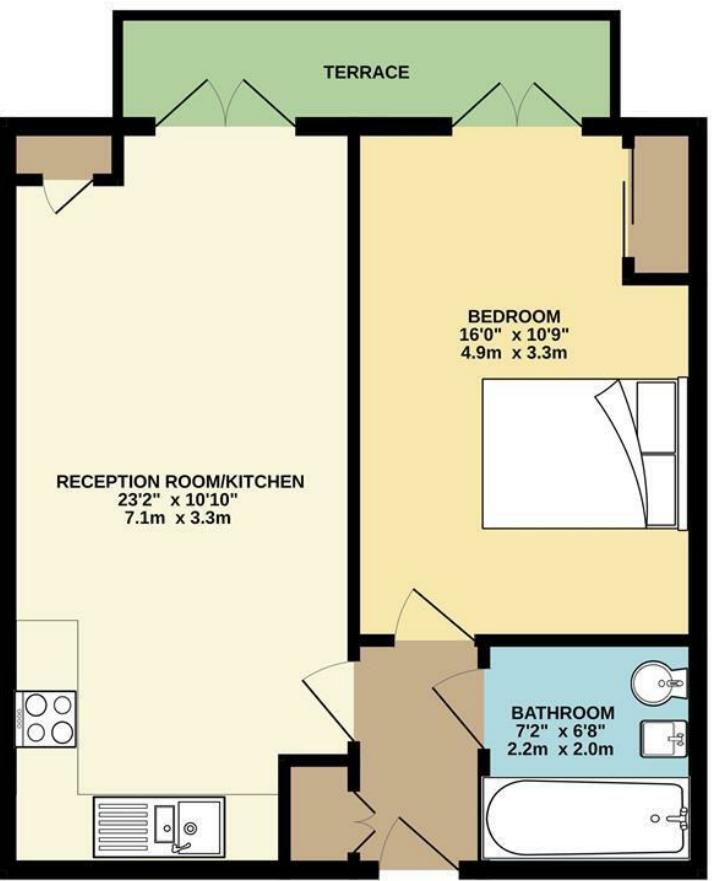


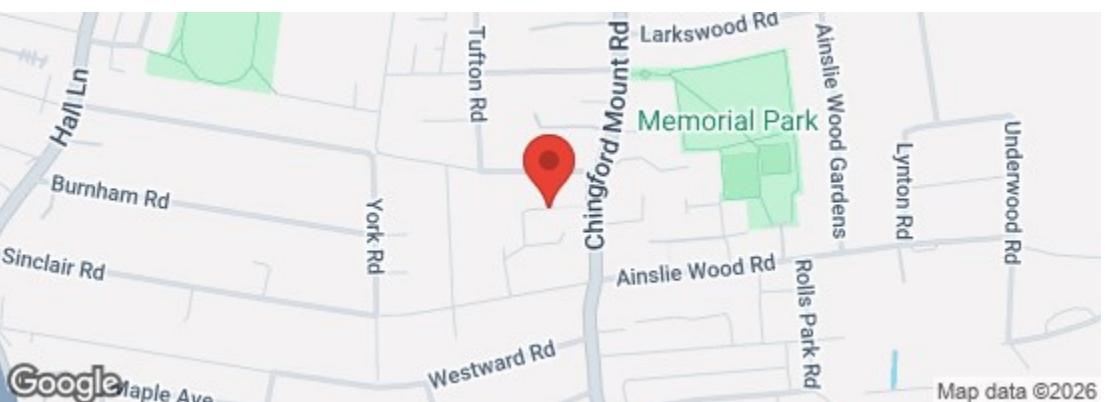
GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 marketing 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: 500.00 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.

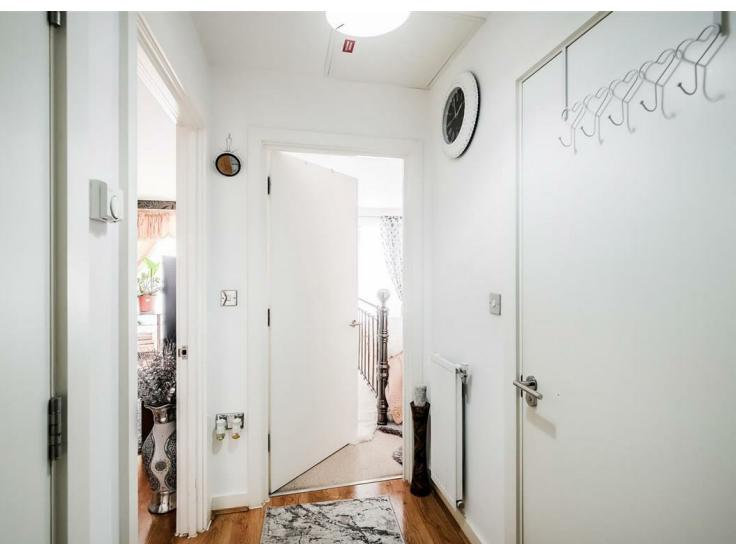
CHURCHILL
estates



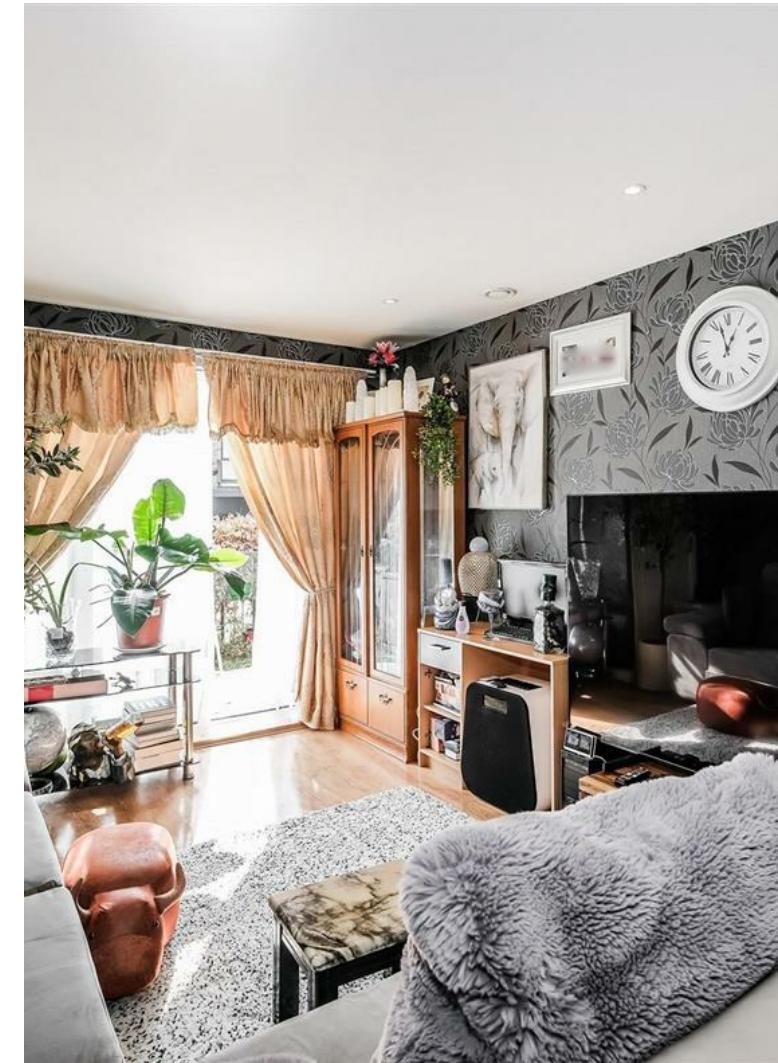
CHURCHILL
estates

Titley Close, Chingford, E4 8PL
Asking Price £300,000 Leasehold

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



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



Welcome to this charming ground floor flat located on Titley Close in London. This delightful property boasts one spacious reception room, perfect for relaxing or entertaining guests. The flat features one well-appointed bedroom, providing a comfortable retreat, and a modern bathroom that has been tastefully designed to meet contemporary standards.

One of the standout features of this home is its excellent condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. The modern kitchen is equipped with all the necessary amenities, making it a joy to prepare meals and entertain.

Additionally, this property benefits from a lovely garden, offering a private outdoor space where you can unwind or enjoy al fresco dining during the warmer months.

Situated in a convenient location, this flat is close to various transport links and local amenities, making daily life both easy and enjoyable. Whether you need to commute to work or wish to explore the vibrant local area, everything you need is within reach.

Furthermore, this property is chain free, allowing for a smooth and straightforward purchasing process. This flat is an ideal choice for first-time buyers or those looking to downsize without compromising on quality or comfort. Do not miss the opportunity to make this lovely home your own.

