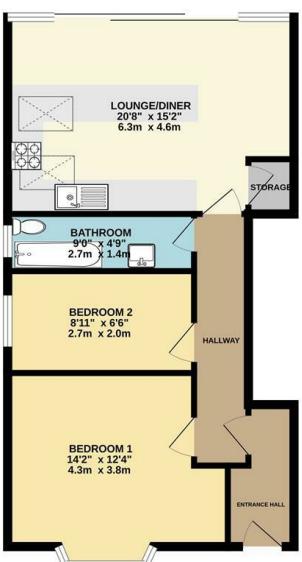


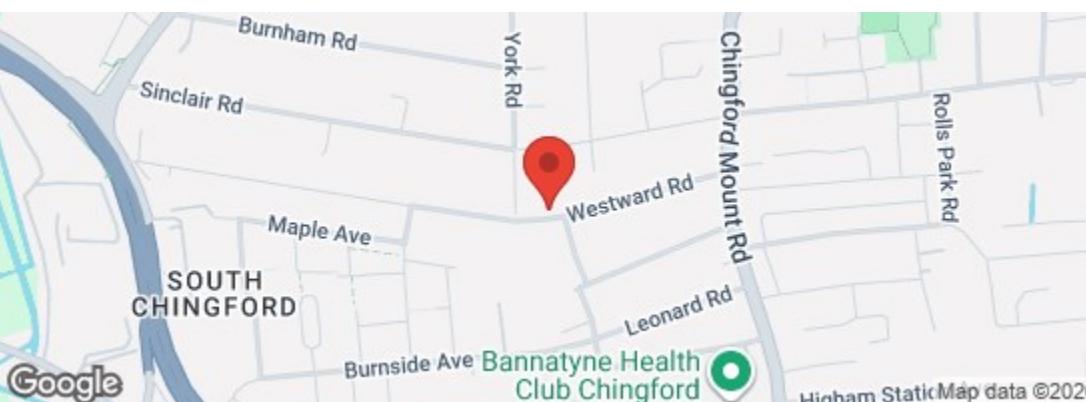
GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Prospective buyers are advised to make their own inspection on my instruction. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is to be read in conjunction with the detailed description contained in the general sales particulars. The plan is not to scale and is provided for guidance only. It is the responsibility of the buyer to have the plan checked by a surveyor.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 597.00 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

Westward Road, Chingford, E4 8LY
Asking Price £375,000 Leasehold

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



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

CHURCHILL
estates



Located in Westward Road in Chingford, this charming ground floor flat offers a delightful living experience. Spanning an impressive 597 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat is presented in good condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this property is the private garden, which offers a tranquil outdoor space for you to unwind, host barbecues, or simply enjoy the fresh air. The long lease adds further appeal, providing peace of mind for future living or investment.

With no onward chain, this flat presents a rare opportunity for a swift and hassle-free purchase. Whether you are a first-time buyer or looking to downsize, this property on Westward Road is sure to meet your needs. Do not miss the chance to make this delightful flat your own.

