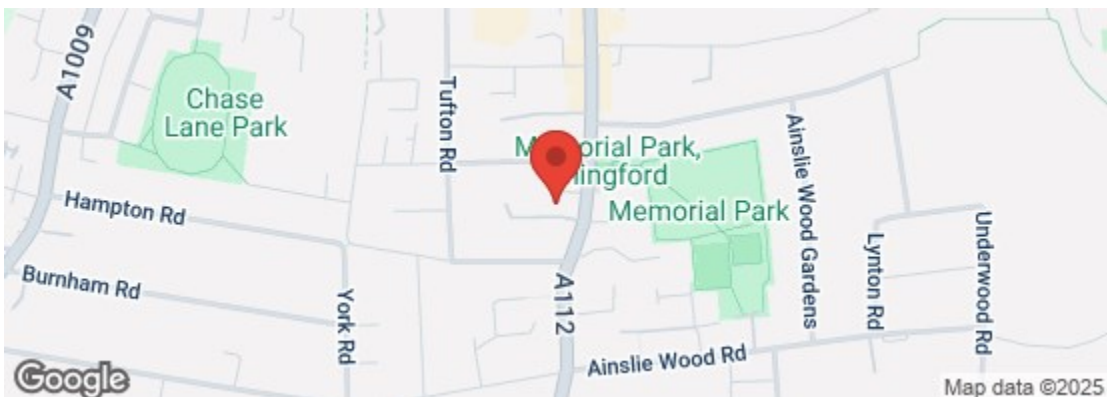


TOTAL FLOOR AREA : 526 sq.ft. (48.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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: sq ft

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



**CHURCHILL**  
estates

175 Chingford Mount Road, Chingford, E4 8LL  
£175,000 Leasehold

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



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

**CHURCHILL**  
estates





Welcome to this charming retirement property located on Chingford Mount Road in the heart of Chingford. This rare gem boasts 1 reception room, 1 bedroom, and a well-maintained shower room, all within a delightful apartment.

Situated in a warden-controlled community, this property offers a sense of security and peace of mind for those looking to enjoy their retirement years to the fullest. The communal gardens provide a tranquil space to relax and socialize with fellow residents, creating a warm and welcoming atmosphere.

Conveniently located in the central area of Chingford Mount, this property offers easy access to a variety of amenities, including shops, restaurants, and public transport links, making it an ideal choice for those seeking a vibrant and active lifestyle in their retirement.

Don't miss out on this fantastic opportunity to own a retirement property in this sought-after location. Book a viewing today and experience the charm and comfort this retirement property has to offer.

