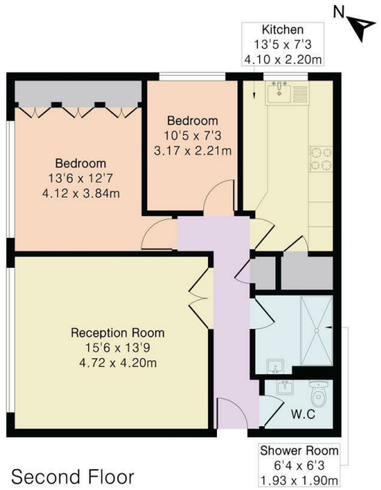
Approximate Gross Internal Area 710 sq ft - 66 sq m

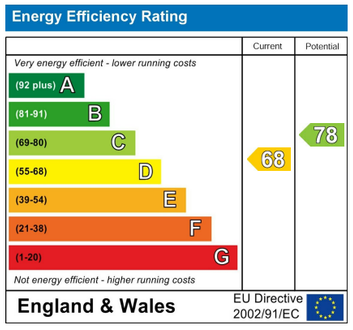


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHURCHILL estates

Council: Waltham Forest | Council Tax Band: C | Floor Area: 710.00 sq ft



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

Bittern Court, North Chingford, E4 7UF

£400,000 Leasehold - Share of Freehold

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

Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**

LOCATION!!! LOCATION!!! Do not miss out on this beautiful and spacious two bedroom top floor flat which is situated in one of North Chingford's most prestigious locations only moments away from the main line station and the beautiful open spaces of Epping forest together with the range of quality bars and restaurants on Station Road. The property which has been lovingly maintained and modernised by the present vendors benefits from garage en bloc with additional parking to rear, beautiful fitted kitchen, tiled shower room with separate wc, security entry phone system, large lounge diner, long 900+ year lease with share of freehold and we feel would make an ideal first purchase.

EPC Rating D

Council Tax Band C

Lease Term 999 Years From March 1975 With Share Of Freehold

No Ground Rent

Service Charges Approx £2,000 Per Annum