

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 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: 773.00 sq ft

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Whitehall Road, North Chingford, E4 6DZ
 £325,000 Leasehold

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

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	

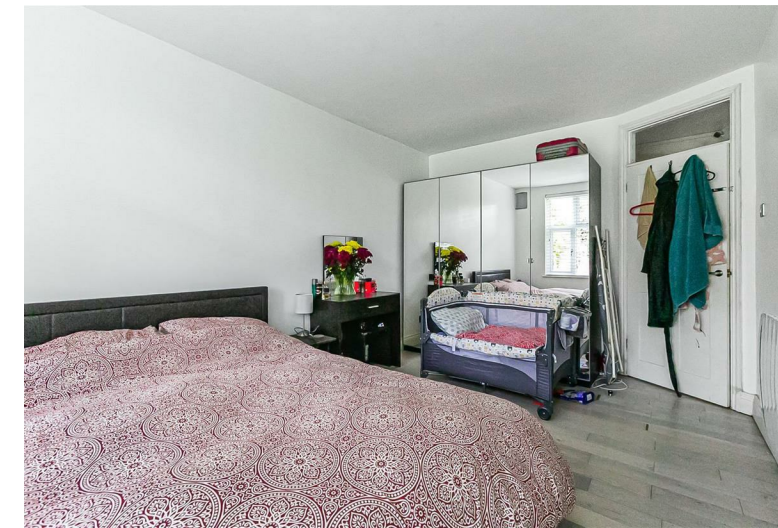
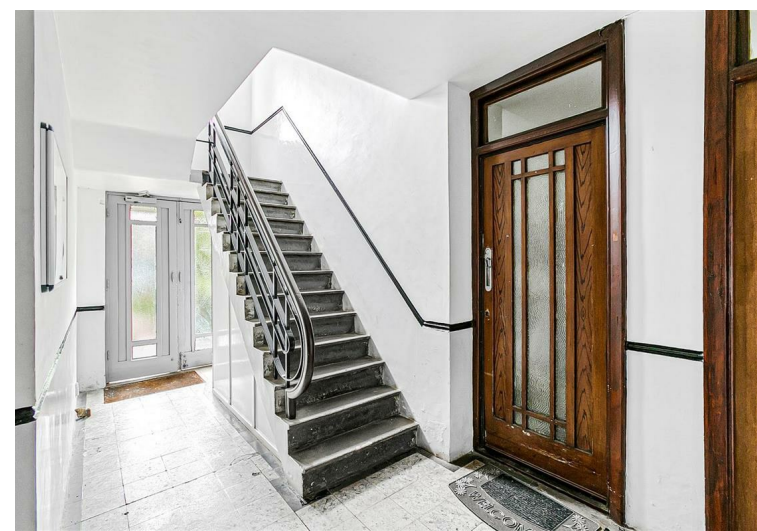
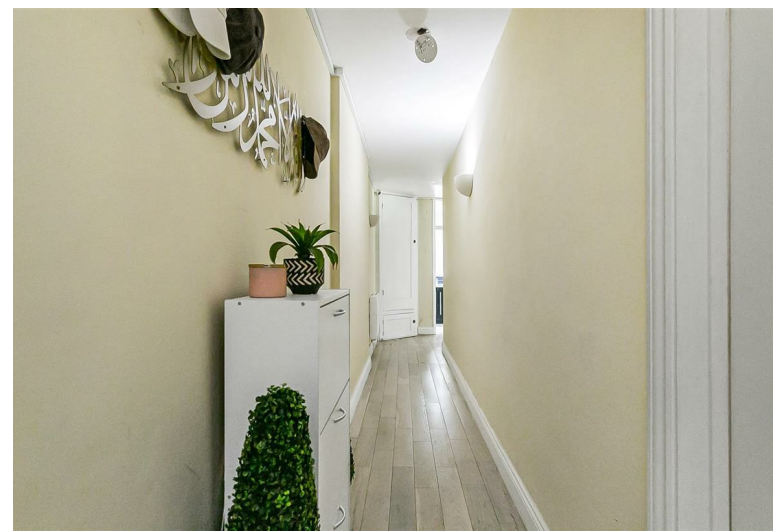


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



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



LOCATION AND STYLE!!! Beautiful and spacious two double bedroom ground floor flat which is situated in this quiet development in the sought after North Chingford location and is accessible to the main line station and the range of quality bars and restaurants on Station Road. The property which has been well maintained and modernised benefits from a lovely fitted kitchen, beautiful bathroom, spacious lounge diner, beautiful communal gardens and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band C

Lease Term 180 Years From September 1955

Service Charges Approx £1500 Which Includes The Ground Rent

