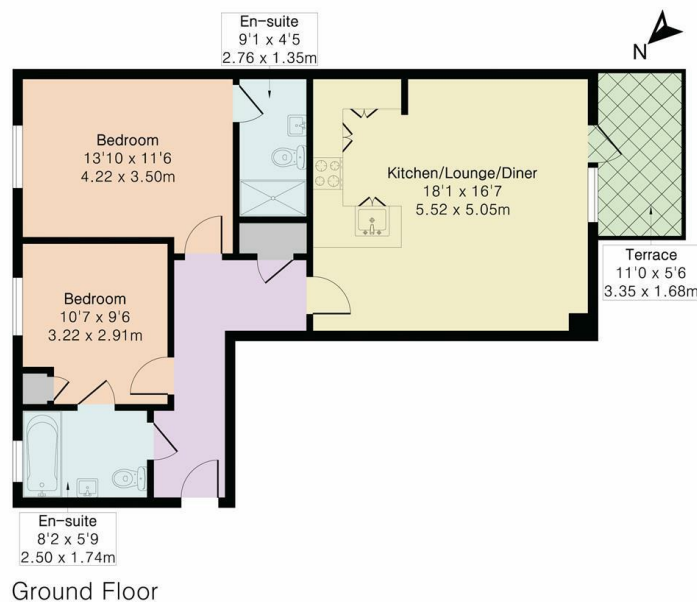


Approximate Gross Internal Area 763 sq ft - 71 sq m



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.



Council: Waltham Forest | Council Tax Band: D | Floor Area: 763.00 sq ft



Shingly Place, North Chingford, E4 6AE  
£400,000 Leasehold

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



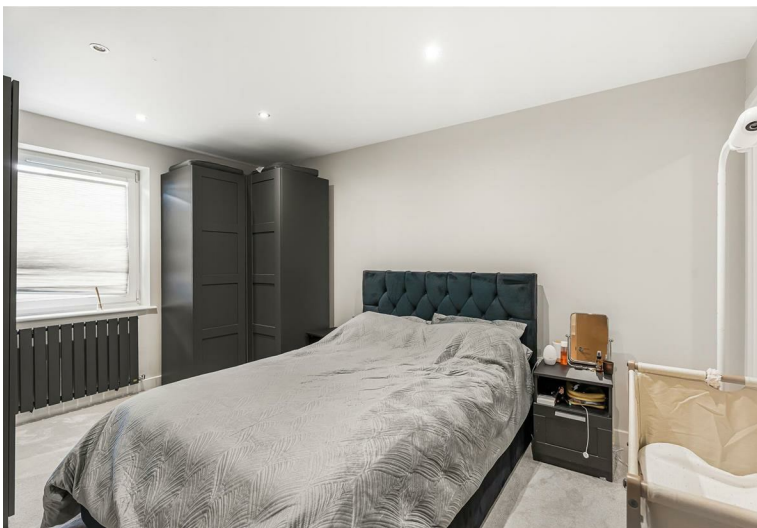
Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)



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>		<b>83</b>	<b>83</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.



MODERN BEAUTY!!! We are delighted to offer this beautiful and spacious two double bedroom, two bathroom ground floor flat which is situated in this superb modern development in the heart of North Chingford within walking distance to the main line station and the range of quality bars and restaurants on Station Road. The property which has been well maintained by the present vendors is packed with many features including own balcony, allocated parking space, additional visitors parking, integrated kitchen, large lounge diner, main bathroom, additional en suite shower room, security entry phone system and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band D

Lease Term 125 Years From June 2013

Ground Rent £430 Per Annum

Service Charges £2071.71 Per Annum