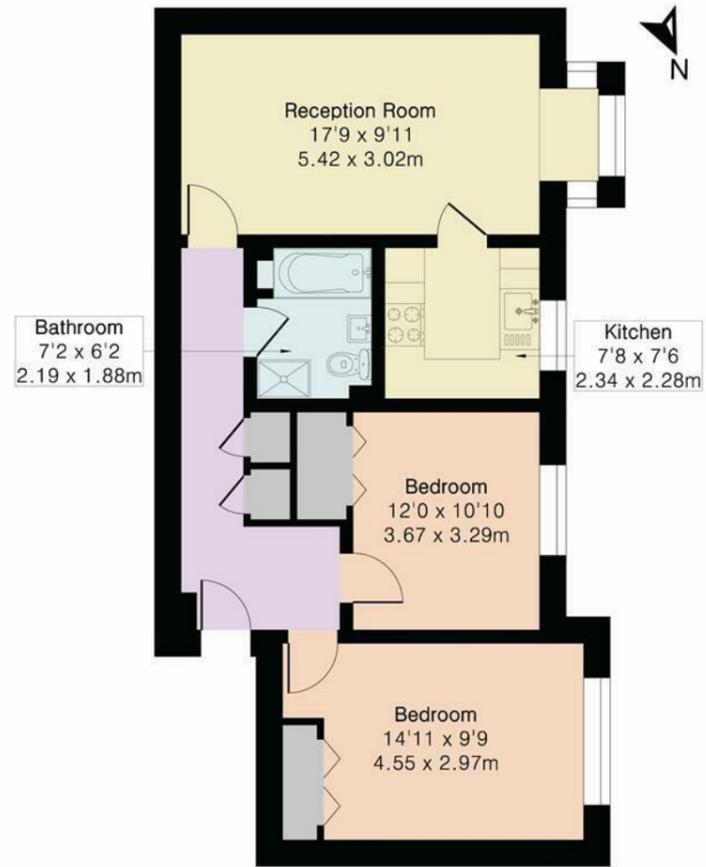


Approximate Gross Internal Area 692 sq ft - 64 sq m



First Floor



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: C | Floor Area: 692.00 sq ft



Lea Court, North Chingford, E4 6TU  
£375,000 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	81	82



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.



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



**MUST BE SEEN!!!** Superb two bedroom first floor flat which is situated in this beautiful modern development in the heart of North Chingford and is accessible to the main line station. The property which has been modernised to the very highest standard by the present vendor boasts many fine features including allocated parking space, additional visitors parking, luxury fitted kitchen, beautiful tiled shower room, long 900+ year lease, large lounge diner, security entry phone system and we feel would make the ideal first purchase. So do not delay and call us today for an early internal inspection because it will not be around for long.

EPC Rating B

Council Tax Band C

Lease Term 999 Years From January 1986

No Ground Rent

Service Charges £185 Per Month

