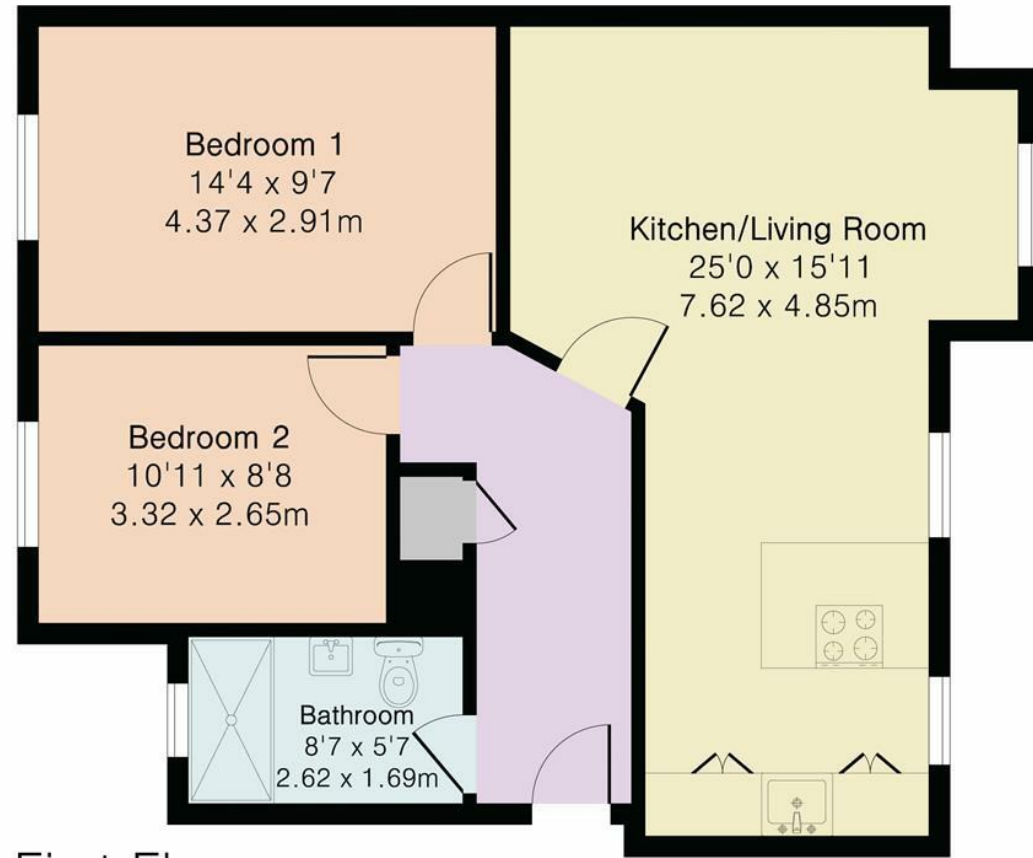


Approximate Gross Internal Area 681 sq ft - 63 sq m



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: D | Floor Area: 681.00 sq ft



Cart Lane, North Chingford, E4 7DH
Offers Over £400,000 Leasehold

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



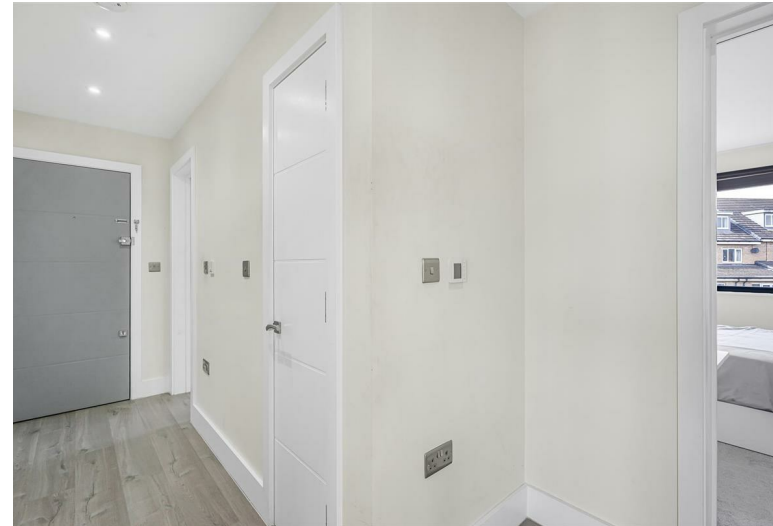
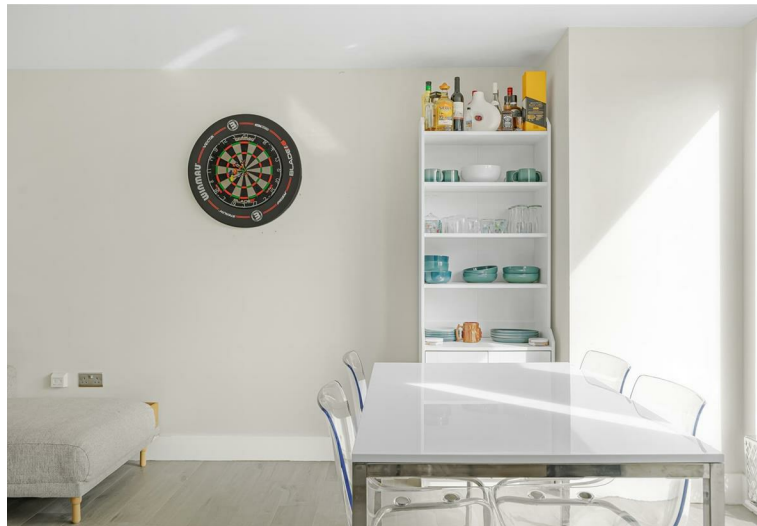
Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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.



LOCATION LOCATION!!! We are delighted to offer this spacious two double bedroom first floor flat which is only moments away from the main line station and the range of quality bars and restaurants on Station Road. The property which was built in 2021 benefits from a beautiful integrated kitchen which is open plan onto a large lounge area, beautiful tiled bathroom, two double bedrooms, security entry phone system and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band D

