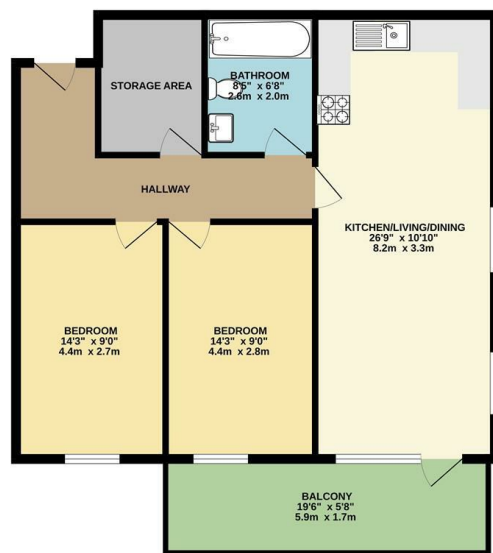




GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq ft. (70.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The architect, surveyor and agent accept no liability for any error or omission. All measurements are in meters and feet. All measurements are to the center line of the wall unless otherwise stated.

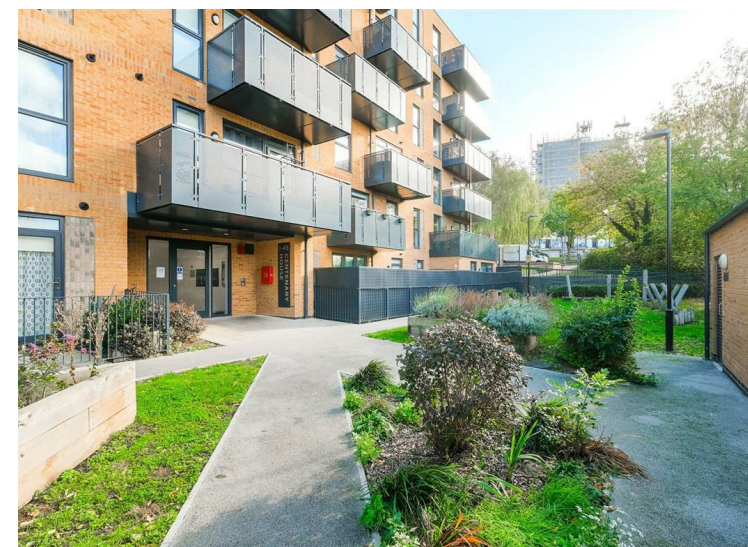
Council: Waltham Forest | Council Tax Band: D | Floor Area: 758.00 sq ft



CHURCHILL
estates

Centenary House, Chingford, E4 9GB
Asking Price £375,000 Leasehold

Bedrooms: 2 | Reception Rooms: 0 | Bathrooms: 1



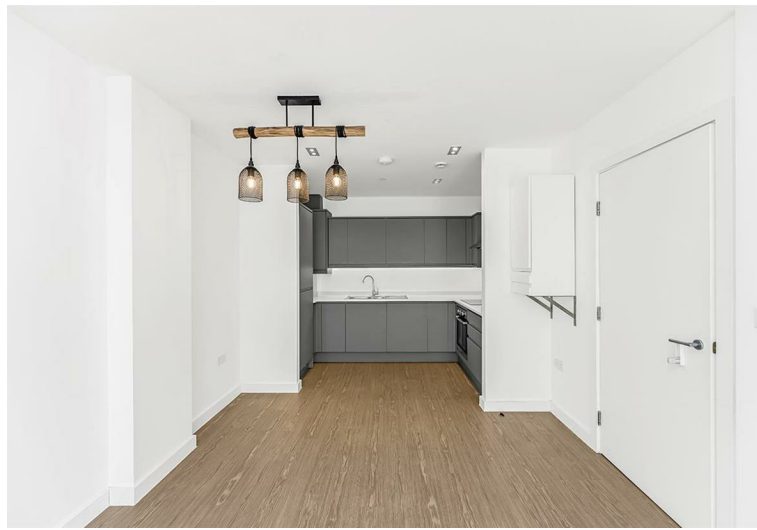
Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk

CHURCHILL
estates

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 86 | 86 |
| (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.



Welcome to Centenary House, this flat is located in the charming area of Chingford. This delightful two-bedroom apartment offers a spacious 758 square feet of modern living space, perfect for individuals or small families seeking comfort and convenience.

As you enter the flat, you will be greeted by a contemporary kitchen that is both stylish and functional, ideal for those who enjoy cooking and entertaining. The modern bathroom complements the overall design, providing a relaxing space to unwind after a long day. Both double bedrooms are generously sized, ensuring ample room for rest and relaxation.

One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or evening drinks while taking in the fresh air. Additionally, residents have access to communal gardens, providing a lovely outdoor space to enjoy nature without leaving home.

The location is particularly appealing, as it is just a short walk to Highams Park Station, making commuting to London and beyond a breeze. For those who appreciate the great outdoors, Epping Forest is also within easy reach, offering a variety of walking and cycling paths to explore.

This flat at Centenary House is an excellent opportunity for anyone looking for a modern, well-located home in Chingford. With its appealing features and proximity to local amenities, it is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.

