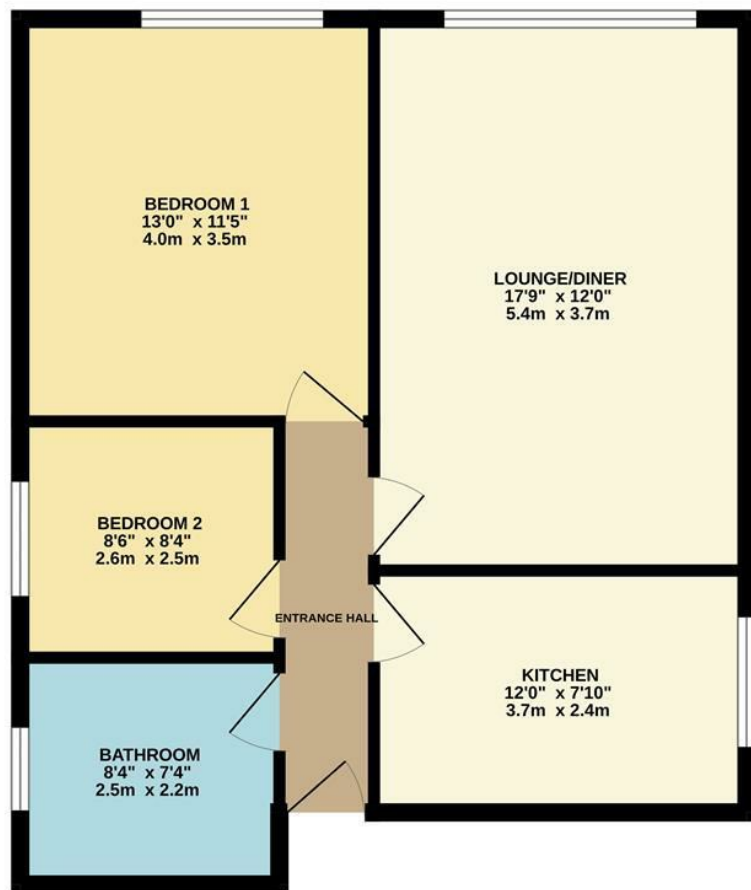


GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Council: Waltham Forest | Council Tax Band: C | Floor Area: 617.00 sq ft

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.



CHURCHILL
estates

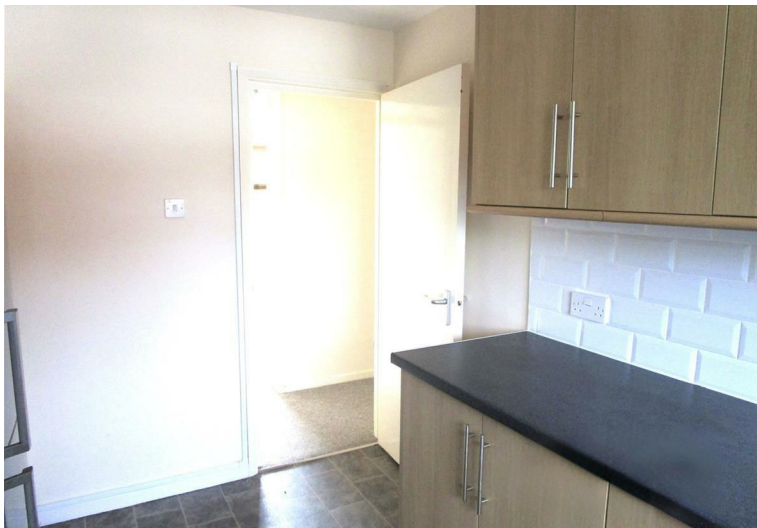
Ronver Lodge, Chingford, E4 6JF
Offers Over £300,000 Leasehold

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



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

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CALLING ALL FIRST TIME BUYERS!!! Do not miss out on this two bedroom first floor flat which is situated in the ever popular Friday Hill location and only a short walk to all local amenities including shops, bus routes and the beautiful open spaces of Epping forest. The property which is being offered with no onward chain benefits from garage en bloc, security entry phone system, long lease, large lounge diner, fitted kitchen and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band C

Lease Term 125 Years From June 2011

Ground Rent £150 Per Annum

Service Charges £3,095 Per Annum

