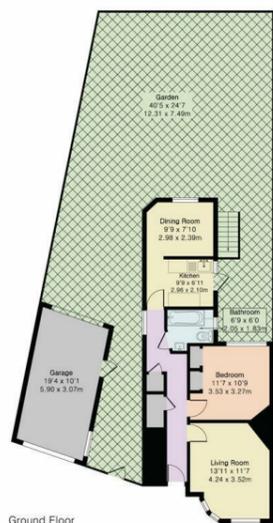




Approximate Gross Internal Area 606 sq ft - 56 sq m  
(Excluding Garage)  
Garage Area 197 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, 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: 606.00 sq ft



Whitehall Road, North Chingford, E4 6DW  
Offers Over £375,000 Freehold

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

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>	EU Directive 2002/91/EC		



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

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!! Do not miss out on this two bedroom ground floor maisonette which is situated in the heart of North Chingford and is within walking distance to the main line station and the beautiful open spaces of Epping forest. The property which is being offered with no onward chain benefits from garage to side via own driveway, additional ample off street parking, beautiful approx 40ft rear garden, own front door, freehold plus a 927 year lease and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band C

Lease Term 999 Years From December 1954 With Share Of Freehold

No Ground Rent

No Service Charges

