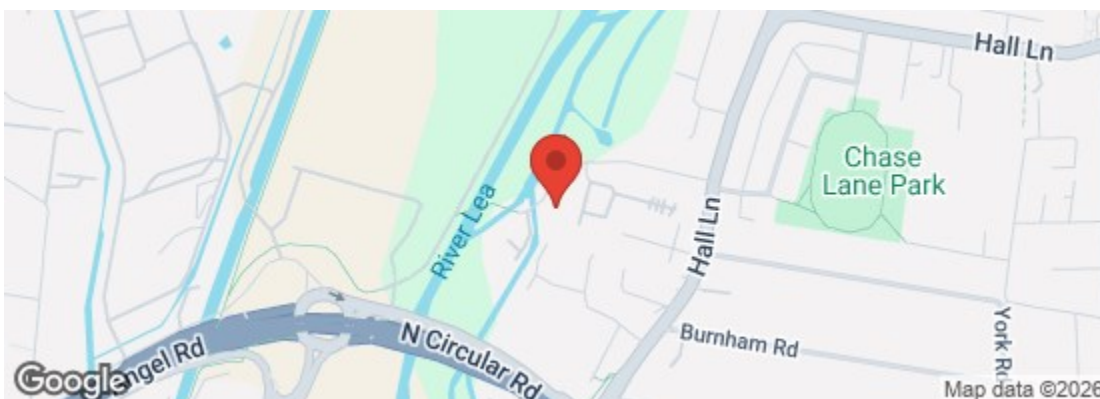


TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Council: Waltham Forest | Council Tax Band: C | Floor Area: 490.00 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		67	79
(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.

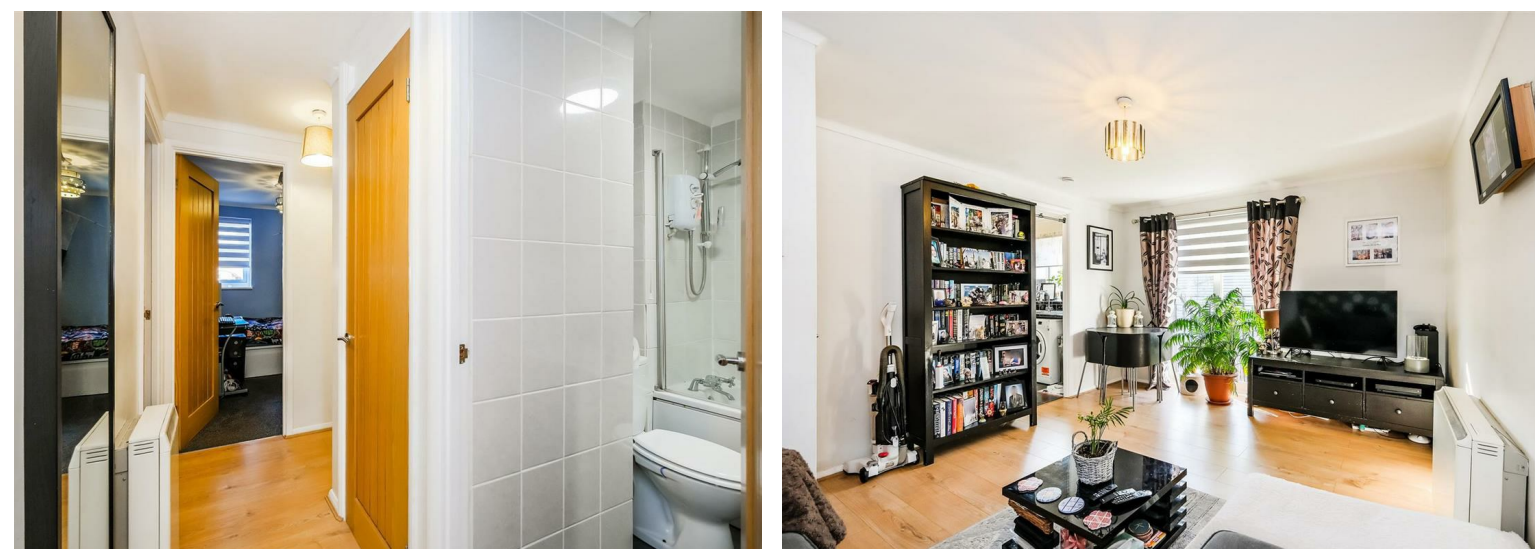
CHURCHILL
estates



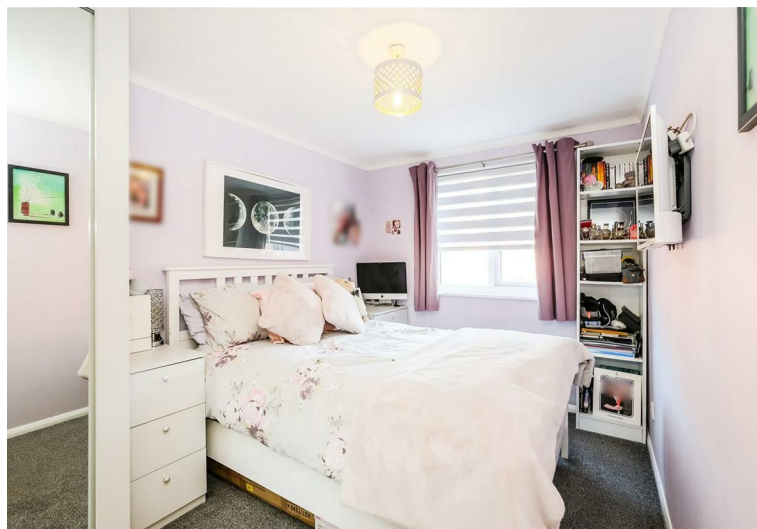
CHURCHILL
estates

Mandeville Court, Chingford, E4 8JD
£270,000 Leasehold

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



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



Welcome to Mandeville Court, a charming purpose-built flat located on Lower Hall Lane in the desirable area of Chingford. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a modern home in a vibrant community.

The flat features a well-proportioned reception room, providing an inviting area for relaxation and entertainment. With two bedrooms, there is ample space for rest and privacy, making it ideal for both professionals and those looking to settle down. The bathroom is conveniently located, ensuring ease of access for all residents.

Spanning approximately 490 square feet, this flat is designed to maximise space and functionality. The allocated parking space adds to the convenience of living here, allowing for hassle-free parking in this bustling area. Additionally, the security entryphone system provides peace of mind, ensuring that residents feel safe and secure in their home.

Mandeville Court is situated in a prime location, offering easy access to local amenities, parks, and transport links, making it an excellent choice for those who appreciate both comfort and convenience. This property presents a wonderful opportunity to enjoy modern living in a sought-after neighbourhood. Do not miss the chance to make this lovely flat your new home.