



Approximate Gross Internal Area 982 sq ft - 91 sq m  
 (Excluding Outbuilding)  
 Ground Floor Area 547 sq ft - 51 sq m  
 First Floor Area 435 sq ft - 40 sq m  
 Outbuilding Area 88 sq ft - 8 sq m



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Willow Street, North Chingford, E4 7EG  
 £650,000 Freehold

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

Council: Waltham Forest | Council Tax Band: D | Floor Area: 982.00 sq ft

**PINK PLAN**  
 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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



CHARACTER AND LOCATION!!! Do not miss out on this beautiful and extended two double bedroom brick fronted Victorian terraced house which is situated in the heart of North Chingford only moments away from the main line station and the range of quality bars and restaurants on Station Road. The property which retains much of the original charm benefits from a lovely bright lounge which leads into a spacious dining room, extended fitted kitchen, utility room, two double bedrooms, spacious first floor bathroom, approx 40ft rear garden with outhouse/office with power and lighting, quality replacement double glazed sash widows and an early internal inspection to fully appreciate the character this fine property has to offer.

EPC Rating D

Council Tax Band D