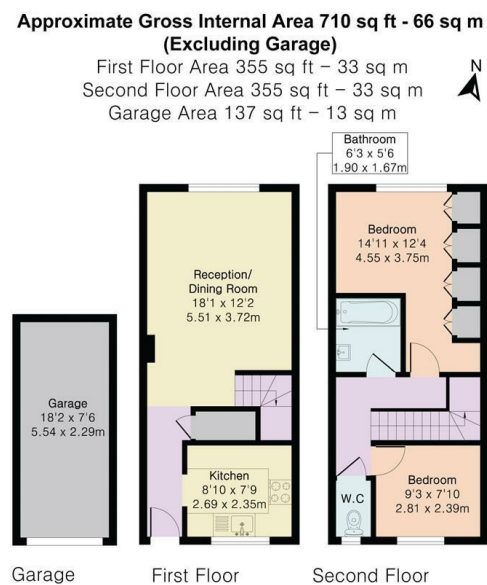




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Council: Waltham Forest | Council Tax Band: C | Floor Area: 710.00 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.



The Ridgeway, North Chingford, E4 6QW

£350,000 Leasehold

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



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



DO NOT MISS OUT!!! Beautiful and spacious two bedroom split level flat which is situated in the sought after North Chingford location and is accessible to the main line station, local bus routes and amenities. The property which has been well maintained and modernised by the present vendors benefits from garage en bloc, additional parking to front (not allocated) , lovely integrated fitted kitchen, spacious and airy lounge diner, first floor tiled bathroom with separate wc, communal gardens, long 900+ year lease and we feel would make an ideal first purchase. So do not delay and call us for an early internal viewing.

EPC Rating C

Council Tax Band C

Lease Term 999 Years From September 1966

Ground Rent £200 Per Annum

Service Charges £1100 Per Annum

