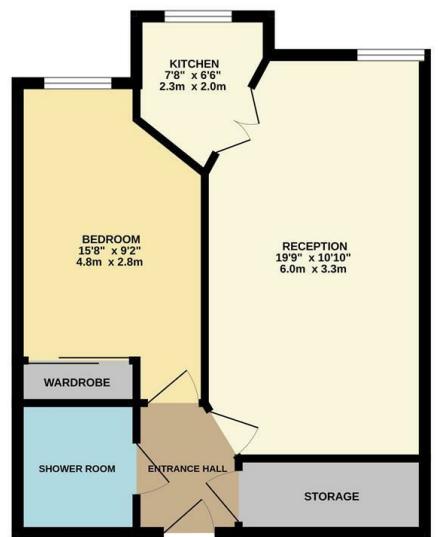




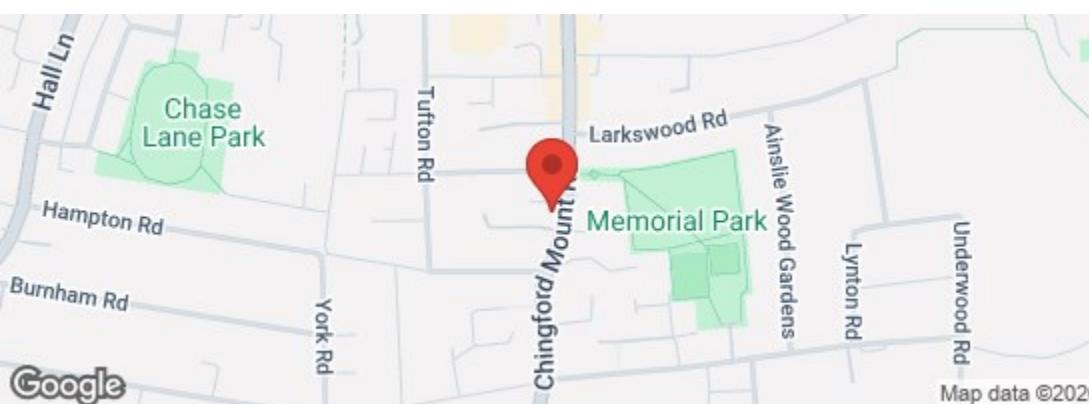
FIRST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustration purposes only and should not be used as such by any prospective purchaser. The floorplan is not to scale. Prospective purchasers should seek their own professional advice as to their operability or efficiency can be given. Made with Homeplan 2009

Council: Waltham Forest | Council Tax Band: C | Floor Area: 472.00 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	84	85



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

Chingford Mount Road, Chingford, E4 8LL  
£170,000 Leasehold

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



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

**CHURCHILL**  
estates



Welcome to this charming retirement property located on Chingford Mount Road in the heart of Chingford. This rare gem boasts 1 reception room, modern fitted kitchen, 1 bedroom, and a well-maintained shower room, all within a delightful apartment.

Situated in a warden-controlled community, this property offers a sense of security and peace of mind for those looking to enjoy their retirement years to the fullest. The communal gardens provide a tranquil space to relax and socialize with fellow residents, creating a warm and welcoming atmosphere.

Conveniently located in the central area of Chingford Mount, this property offers easy access to a variety of amenities, including shops, restaurants, and public transport links, making it an ideal choice for those seeking a vibrant and active lifestyle in their retirement.

Don't miss out on this fantastic opportunity to own a retirement property in this sought-after location. Book a viewing today and experience the charm and comfort this retirement property has to offer.

