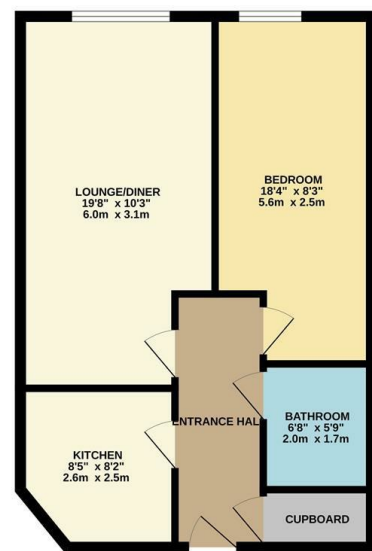




GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq. ft. (49.9 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the general layout only. The actual layout and specifications may vary without notice and no guarantee is given. [View and Measure Guide](#)

Council: Waltham Forest | Council Tax Band: C | Floor Area: 516.00 sq ft



**CHURCHILL**  
estates

Ashton Court, Chingford, E4 6LW  
£260,000 Leasehold

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



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

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	88
(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	



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.



CALLING ALL FIRST TIME BUYERS!!! Spacious one bedroom first floor flat which is situated in this modern development in the popular Chingford Hatch location close to all local shops and bus routes. The property benefits from gated parking, large lounge/diner, large bedroom, security entry phone system and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band C

Lease Term 125 Years From September 2005

Ground Rent £150 Per Annum

Service Charges £1500 Per Annum

