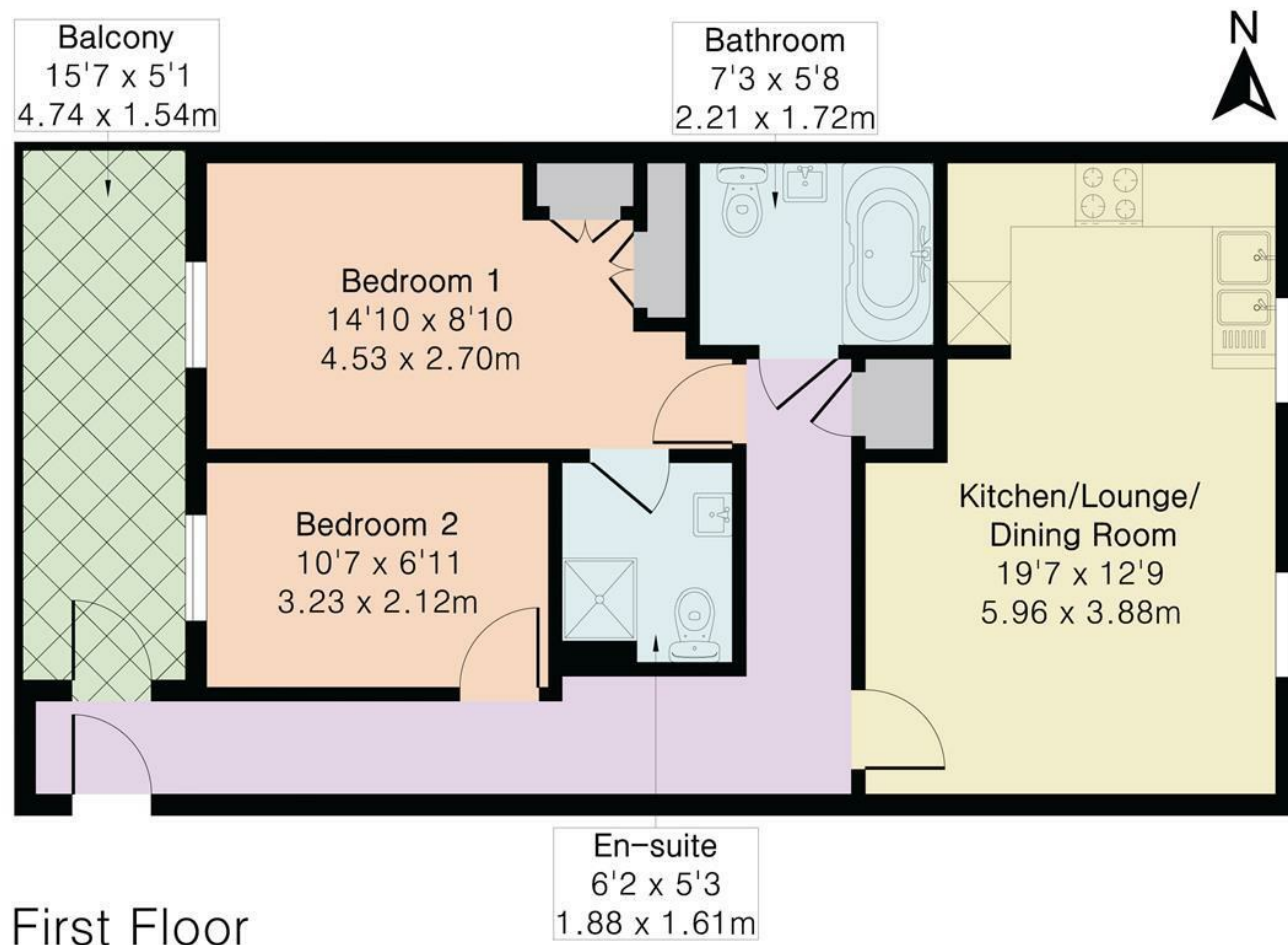


Approximate Gross Internal Area 664 sq ft - 62 sq m



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.



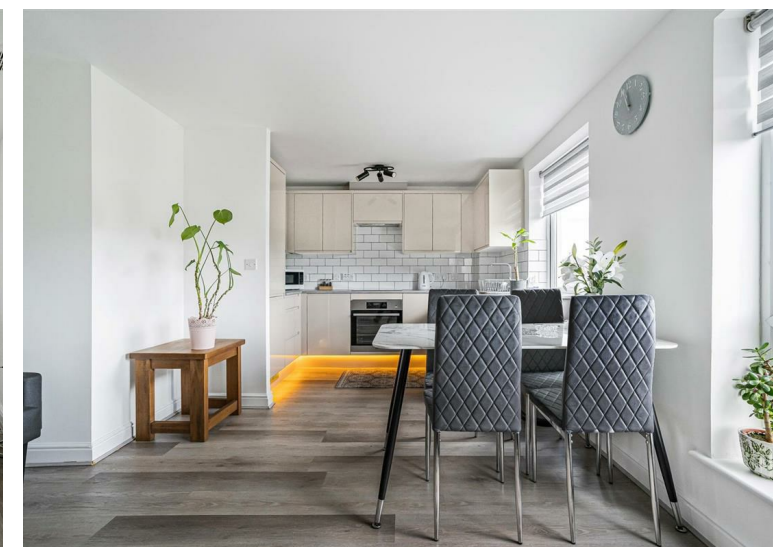
Council: Waltham Forest | Council Tax Band: D | Floor Area: 664.00 sq ft



Ashton Court, Chingford, E4 6LW

Price Guide £330,000 Leasehold

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



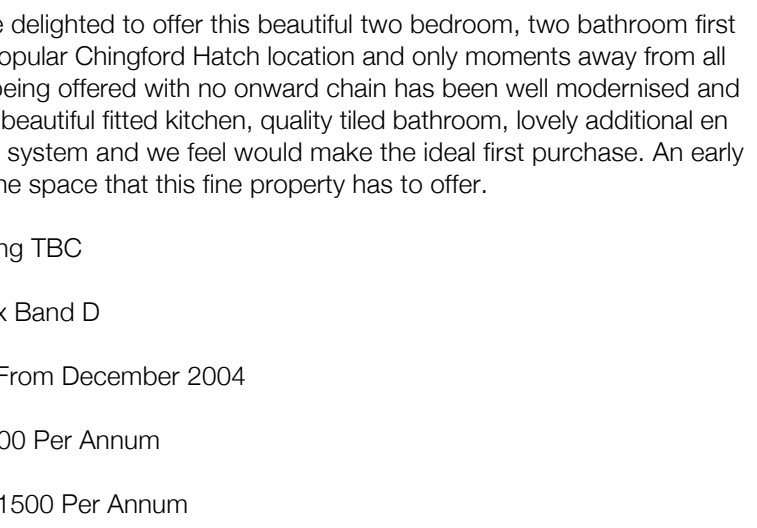
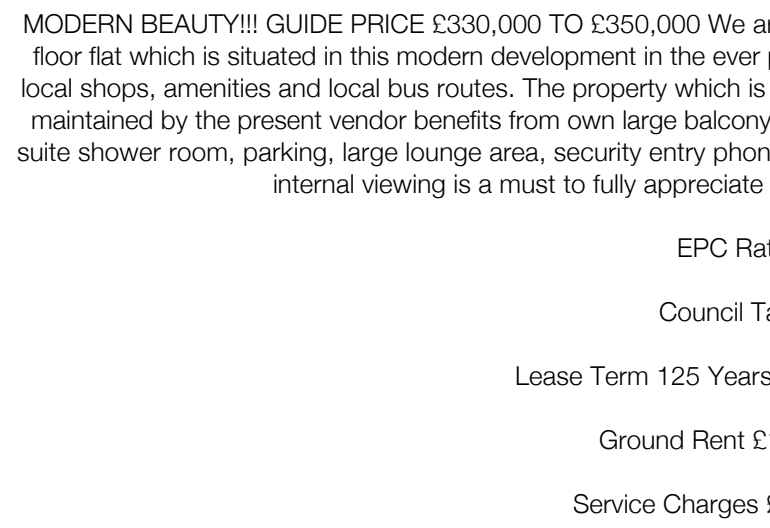
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not 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.



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



MODERN BEAUTY!!! GUIDE PRICE £330,000 TO £350,000 We are delighted to offer this beautiful two bedroom, two bathroom first floor flat which is situated in this modern development in the ever popular Chingford Hatch location and only moments away from all local shops, amenities and local bus routes. The property which is being offered with no onward chain has been well modernised and maintained by the present vendor benefits from own large balcony, beautiful fitted kitchen, quality tiled bathroom, lovely additional en suite shower room, parking, large lounge area, security entry phone system and we feel would make the ideal first purchase. An early internal viewing is a must to fully appreciate the space that this fine property has to offer.

EPC Rating TBC

Council Tax Band D

Lease Term 125 Years From December 2004

Ground Rent £100 Per Annum

Service Charges £1500 Per Annum

