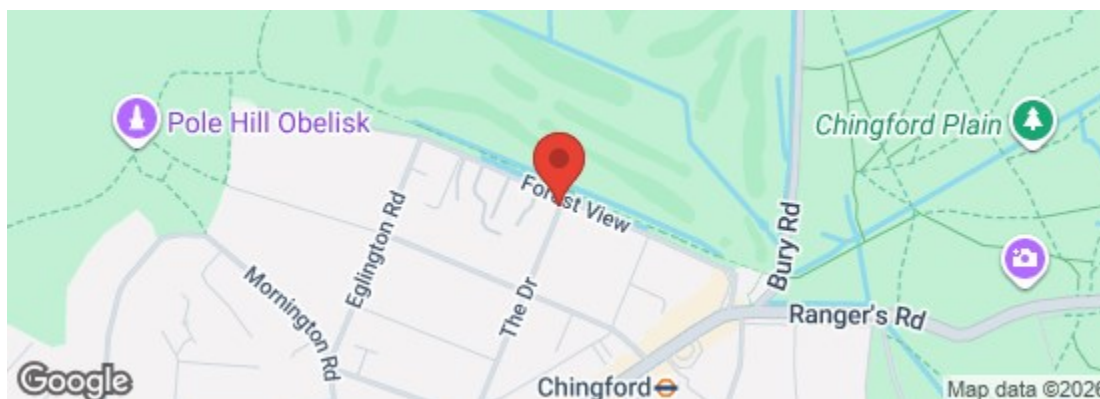




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



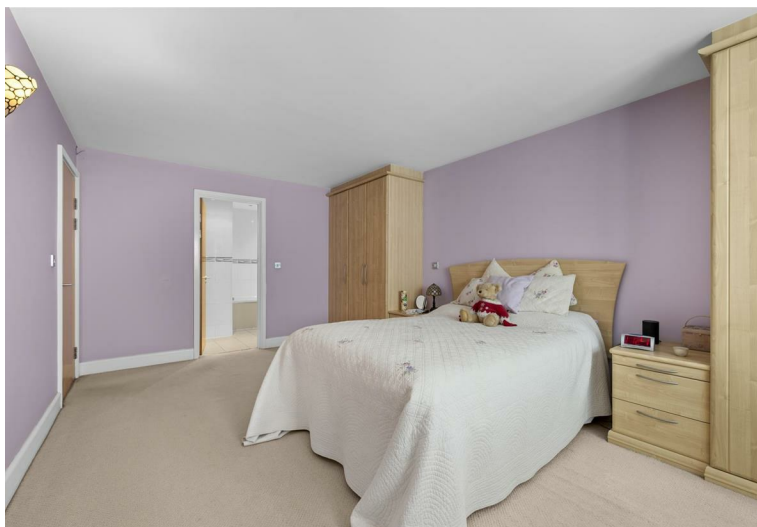
CHURCHILL
estates



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



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



LOCATION AND STYLE!!! We are delighted to offer this superbly spacious two double bedroom, two bathroom ground floor flat which is situated in this exclusive gated modern development in one of North Chingford's most prestigious locations opposite the golf course and only moments away from the main line station and the range of quality bars and restaurants. The property boasts many fine features including allocated gated parking space, large integrated fitted kitchen diner, large lounge with double doors onto a beautiful communal patio area, main shower room, additional en suite bathroom, security entry phone system and 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 E

Lease Term 125 Years From June 2001

Ground Rent £250 Per Annum

Service Charges £2916 Per Annum

