



TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Waltham Forest Council | Council Tax Band: B | Floor Area: 462.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	76
(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.



Stanley Road, North Chingford, E4 7DB  
Offers Over £275,000 Leasehold - Share of Freehold

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



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



CALLING ALL FIRST TIME BUYERS!!! Spacious one bedroom ground floor converted Victorian flat which is situated in the heart of North Chingford and only a short walk to the main line station and the range of quality bars and restaurants on Station Road. The property which is being offered with no onward chain benefits from own section rear garden, long 900+ year lease with share of freehold and we feel would make an ideal first purchase.

EPC Rating D

Council Tax Band B

Lease Term 999 Years From March 2006 With a Share Of The Freehold

No Ground Rent

No Service Charges