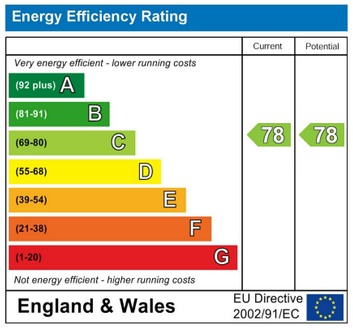
GROUND FLOOR
758 sq.ft. (70.5 sq.m.) approx.

TOTAL FLOOR AREA : 758 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

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



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

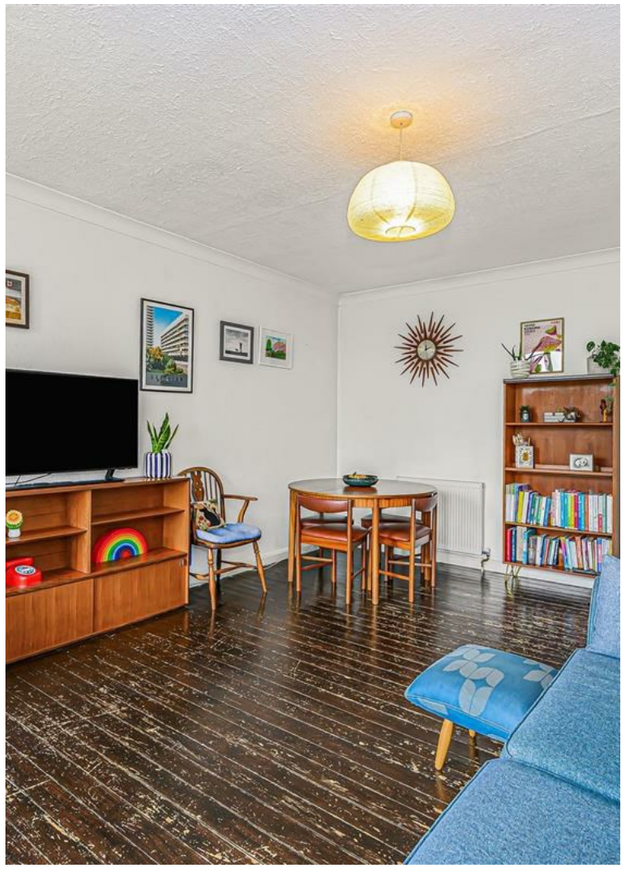
CHURCHILL estates

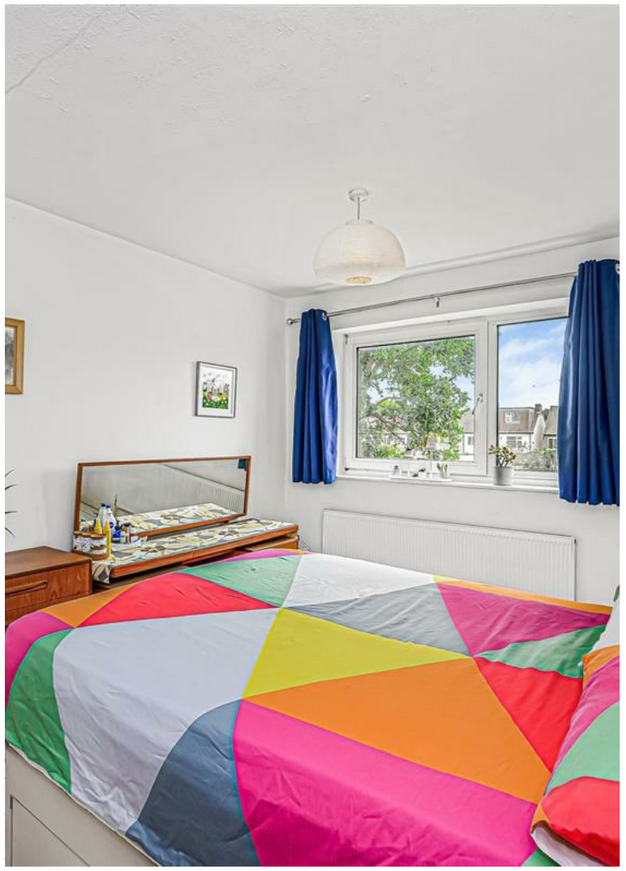
Elizabeth Court, Chingford, E4 8PX

Offers In Excess Of £300,000 Share of Freehold

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

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

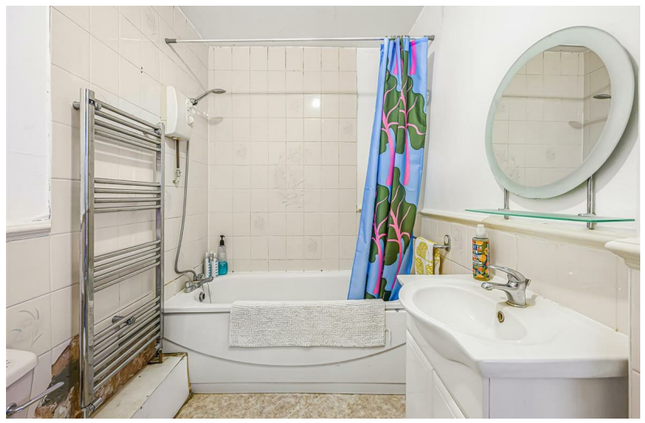




Located in the area of Sinclair Road, London, this splendid first-floor flat offers a perfect blend of comfort and convenience. Boasting two generously sized double bedrooms, this property is ideal for couples, small families, or those seeking a spacious home in the city. The flat features a welcoming reception room, perfect for relaxation or entertaining guests, and a separate kitchen that provides ample space for culinary pursuits.

One of the standout features of this property is the delightful balcony, where you can enjoy your morning coffee or unwind in the evening with a view of the surrounding area. The flat also benefits from a lease of over 900 years, ensuring long-term security for its future owners.

The communal gardens offer a lovely outdoor space for residents to enjoy, providing a peaceful retreat from the hustle and bustle of city life. There is a garage en bloc for additional storage or parking needs.

Conveniently located close to the A406 and M1, this property offers good transport links for easy commuting. Additionally, local amenities are just a stone's throw away, ensuring that all your daily needs are met within easy reach.

With no chain involved, this flat is ready for you to move in and make it your own. Don't miss the opportunity to own this charming two-bedroom flat in a sought-after location.