

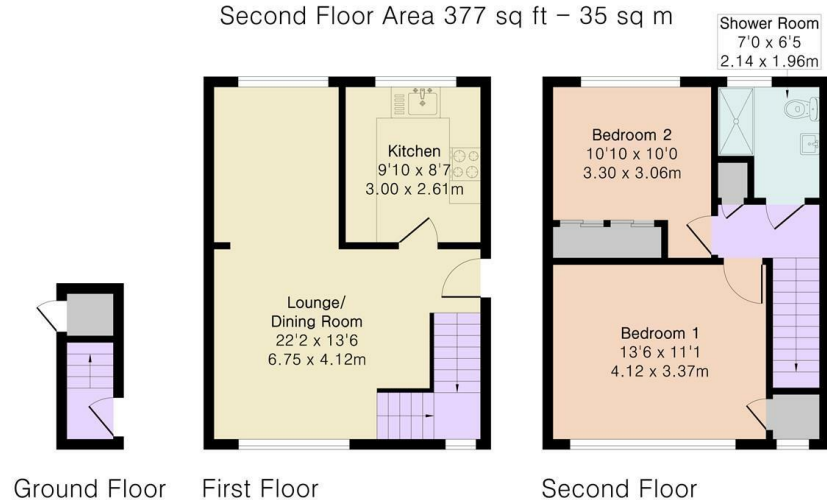


**Approximate Gross Internal Area 781 sq ft - 73 sq m**

Ground Floor Area 27 sq ft – 3 sq m

First Floor Area 377 sq ft – 35 sq m

Second Floor Area 377 sq ft – 35 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: C | Floor Area: 781.00 sq ft

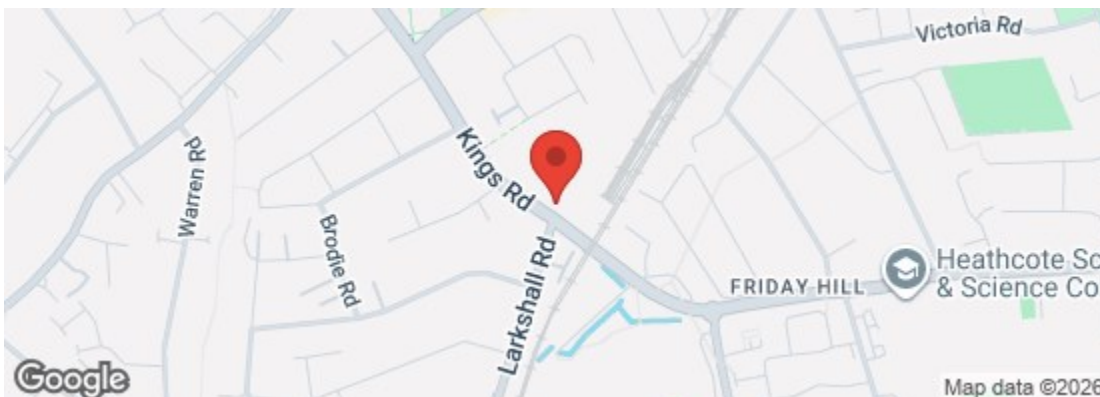
**CHURCHILL**  
estates

Kings Road, North Chingford, E4 7HP

£375,000 Leasehold

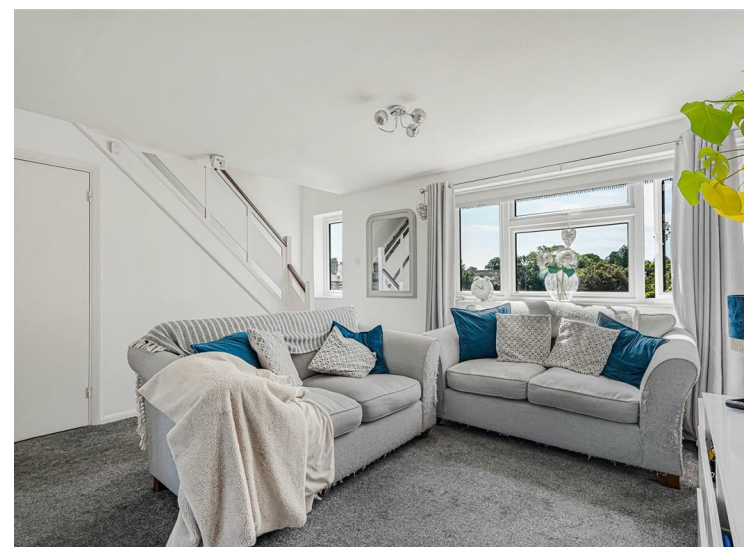
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

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>			
(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.

**CHURCHILL**  
estates



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



**SPACE AND LOCATION!!!** Do not miss out on this superbly spacious first floor dual aspect two double bedroom split level maisonette which is situated in the heart of North Chingford within walking distance to the main line station and the range of quality bars and restaurants on Station Road. The property which is designed over two floors has been well maintained by the present vendors benefits from own front door, own section of garden, large lounge diner, beautiful fitted kitchen, two double bedrooms, lovely top floor shower room, long 900+ year lease and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band C

Lease Term 999 Years From June 1962

No Ground Rent

No Service Charges But £207 For Buildings Insurance (2026 Charge)

