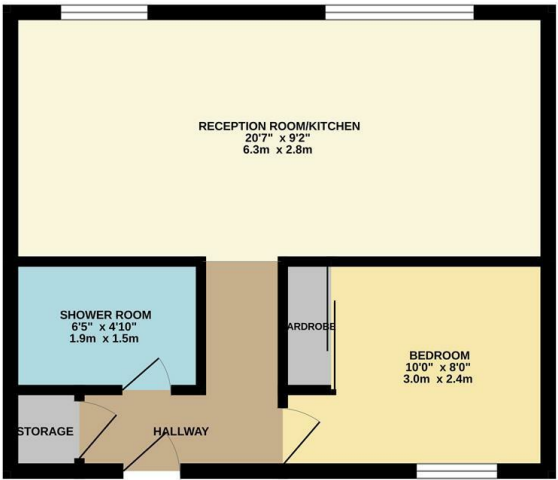




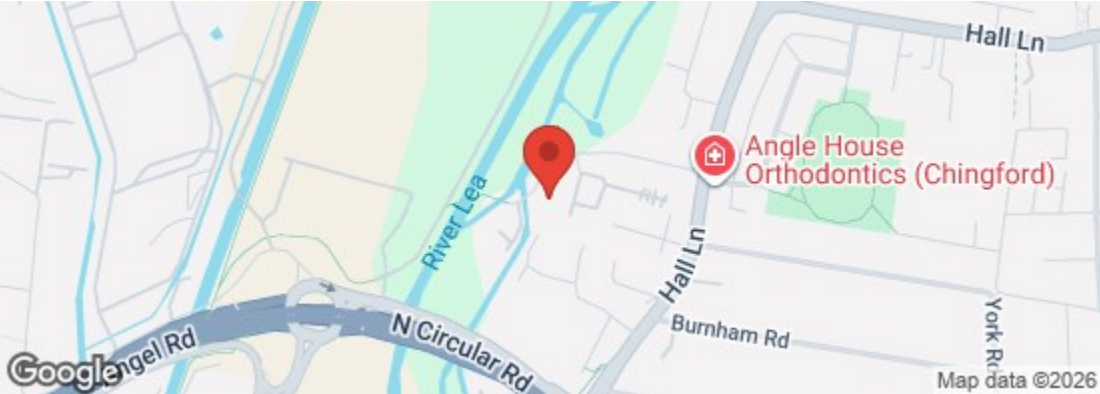
GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 357 sq.ft. (33.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, sections, plans and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.
Marked with reference (EPC)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 357.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

CHURCHILL
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Mandeville Court, Chingford, E4 8JD
Asking Price £225,000 Leasehold

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



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



Welcome to Mandeville Court, a beautifully modernised second-floor apartment located in the charming area of Chingford. This delightful property features one spacious reception room, one well-appointed bedroom, and a contemporary bathroom, making it an ideal choice for individuals or couples seeking a comfortable living space.

Having undergone extensive renovations approximately four years ago, this apartment boasts a newly fitted kitchen and bathroom, ensuring a fresh and stylish environment. The living area is adorned with engineered timber flooring, which is not only aesthetically pleasing but also easy to maintain, providing a practical solution for everyday living.

For those in need of additional storage, the property offers plentiful loft access, complete with a loft ladder and partially boarded space, allowing for convenient storage options. Furthermore, the apartment benefits from parking, a rare find in urban settings.

The location is particularly advantageous, with bus routes 34 and 444 just at the top of the street, providing easy access to Chingford overground train station and Walthamstow Central underground station, which is only a 15-minute bus ride away. For those who enjoy outdoor activities, the lovely canal path walk to Tottenham Hale offers a scenic route for walkers, runners, and cyclists alike, with the Victoria Line accessible within approximately 40 minutes.

In summary, this modern apartment in Mandeville Court presents an excellent opportunity for those looking to enjoy a blend of comfort, convenience, and a vibrant community. Do not miss the chance to make this charming property your new home.

Disclaimer: All services/appliances have not, and will not be tested.

