

TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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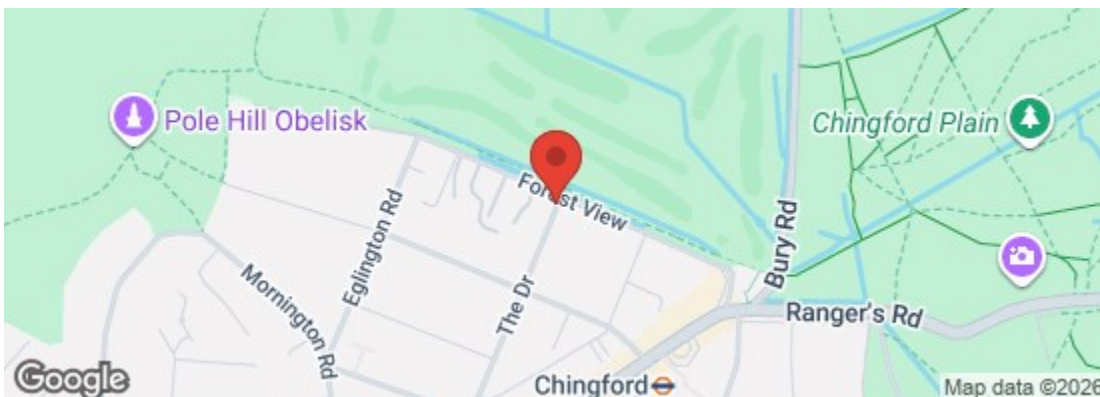
Council: Waltham Forest | Council Tax Band: E | Floor Area: 864.00 sq ft

**CHURCHILL**  
estates

Grosvenor Heights, North Chingford, E4 7GA  
 Offers Over £575,000 Leasehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>84</b>



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!!! We are delighted to offer this superbly spacious two double bedroom, two bathroom second floor flat which is situated in this superb modern development in one of North Chingford's most prestigious locations with stunning views overlooking the golf course and is only moments away from the main line station and the range of quality bars and restaurants. The property which is being offered with no onward chain benefits from spacious lounge leading to own balcony, secure allocated gated parking space, lift to all floors, integrated fitted kitchen, main shower room, additional en suite shower room, and an early internal viewing is a must to fully appreciate the space that this superb property has to offer.

EPC Rating B

Council Tax Band E

Lease Term 125 Years From June 2001

Ground Rent £275 Per Annum

Service Charges £2916 Per Annum

