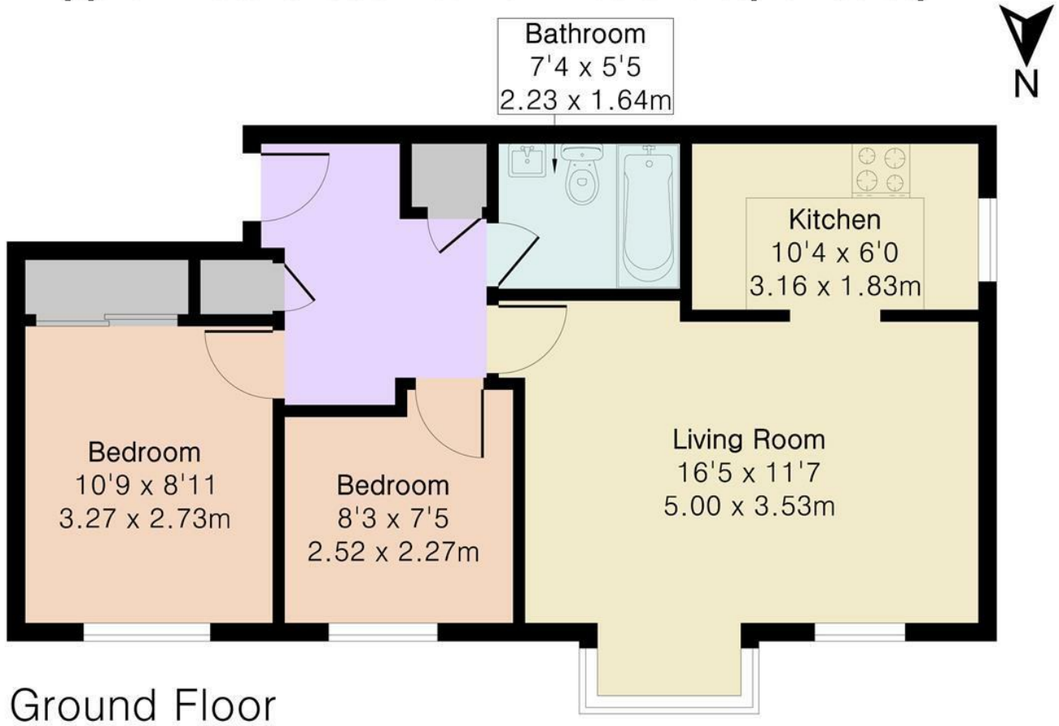
Approximate Gross Internal Area 575 sq ft - 53 sq m



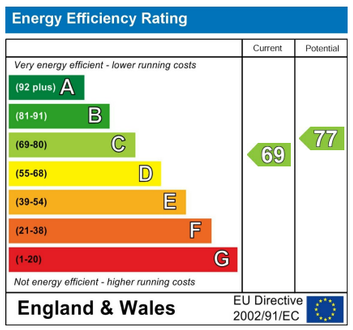
Ground Floor

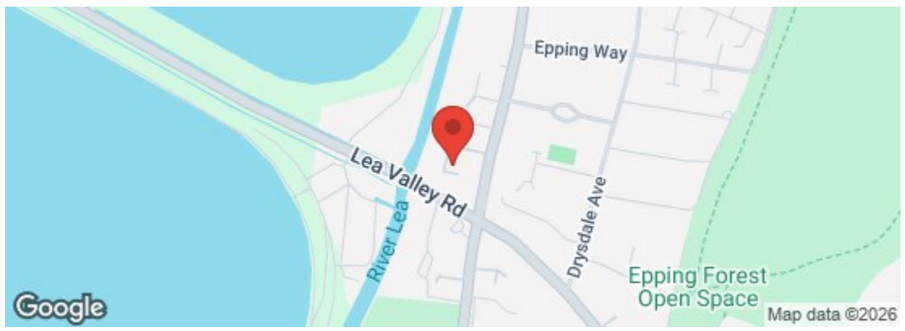
PINKPLAN

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.

CHURCHILL estates

Council: Waltham Forest | Council Tax Band: D | Floor Area: 575.00 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.

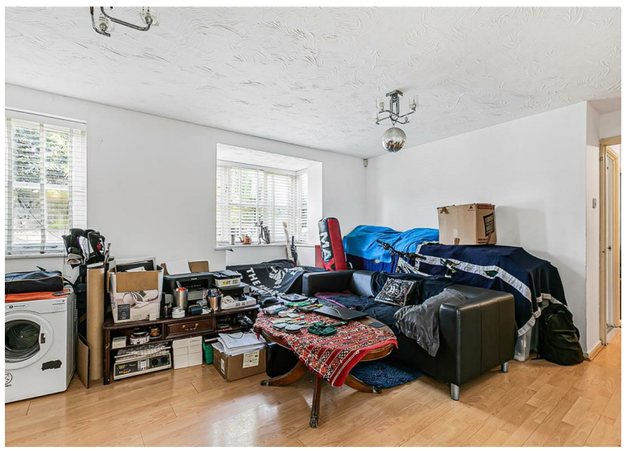
CHURCHILL estates

CHURCHILL estates

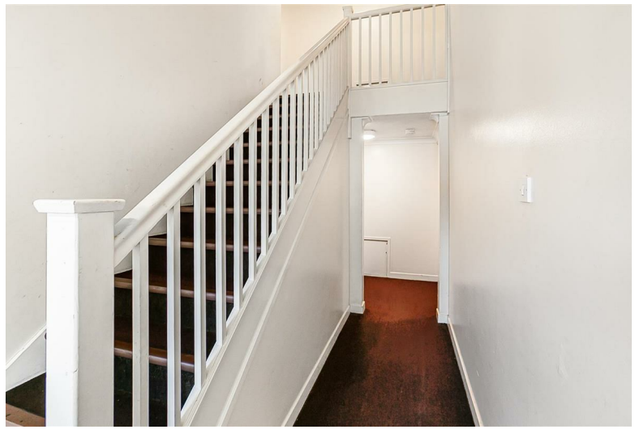
Redwood Gardens, North Chingford, E4 7NZ

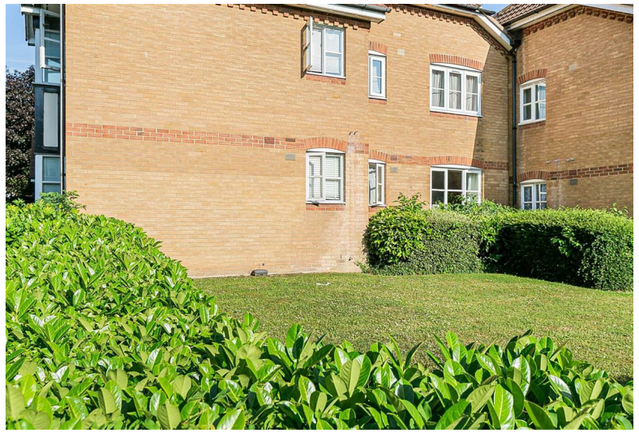
£280,000 Leasehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**



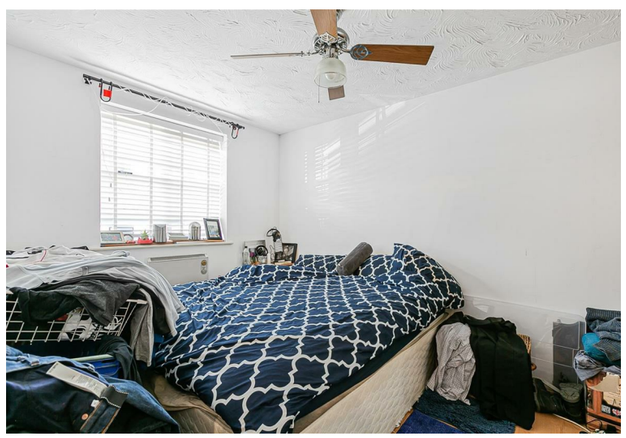


CALLING ALL FIRST TIME BUYERS!!! Spacious two bedroom ground floor flat which is tucked away in this modern development in the sought after North Chingford location. The property which is being offered with no onward chain benefits from allocated parking space, additional visitors parking new 125 year lease, communal gardens, fitted kitchen, security entry phone system and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band D

Lease Term 125 Years From January 2026 (In The Process Of Being Registered)

Ground Rent £375 Per Annum

Service Charges £2043.98 Per Annum