



Approximate Gross Internal Area 712 sq ft - 66 sq m
 Ground Floor Area 22 sq ft - 2 sq m
 First Floor Area 690 sq ft - 64 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: 712.00 sq ft



Queens Grove Road, North Chingford, E4 7BT
 Offers Over £400,000 Leasehold - Share of Freehold

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

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			
England & Wales	EU Directive 2002/91/EC	71	79



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.



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



SPACE AND LOCATION!!! Do not miss out on this beautiful and spacious two double bedroom first floor maisonette which is situated in this no through road in the heart of North Chingford and only a short walk to the main line station and the range of quality bars and restaurants on Station Road. The property which is being offered with no onward chain has been well maintained and modernised by the present vendor and boasts many fine features including off street parking to front for two cars, own front door, own approx 40ft rear garden, long 989 year lease with share of freehold, no ground rent or service charges, two double bedrooms, lovely fitted kitchen, large lounge diner and we feel would make the ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating C

Council Tax Band C

Lease Term 999 Years From March 2016 With Share Of Freehold

No Ground Rent Or Service Charges

