



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the proposed purchase. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor 1/2020

Council: Waltham Forest | Council Tax Band: C | Floor Area: 637.00 sq ft

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

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Chase Gardens, London, E4 8LB  
Asking Price £375,000 Leasehold

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



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





Located in the desirable area of Chase Gardens, Chingford, this charming first-floor flat offers a delightful living experience. Spanning an impressive 637 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking extra space for guests or a home office.

The flat is presented in excellent condition, showcasing a modern fitted kitchen that is both stylish and functional, perfect for culinary enthusiasts. The contemporary bathroom adds to the appeal, ensuring comfort and convenience for everyday living.

One of the standout features of this property is the own rear garden, providing a private outdoor space for relaxation or entertaining. Additionally, the flat benefits from a garage en bloc, offering ample storage and convenience.

Situated in close proximity to Chingford Mount, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Families will appreciate the nearby Chase Lane School and the local park, making this location particularly attractive for those with children.

This flat is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.

