

GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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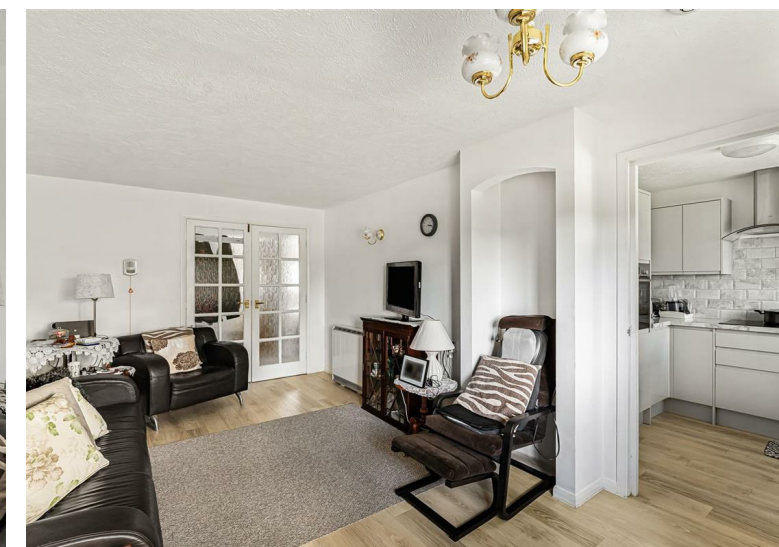
Council: Waltham Forest | Council Tax Band: C | Floor Area: sq ft



**CHURCHILL**  
estates

Riverside Court, North Chingford, E4 7UN  
£155,000 Leasehold

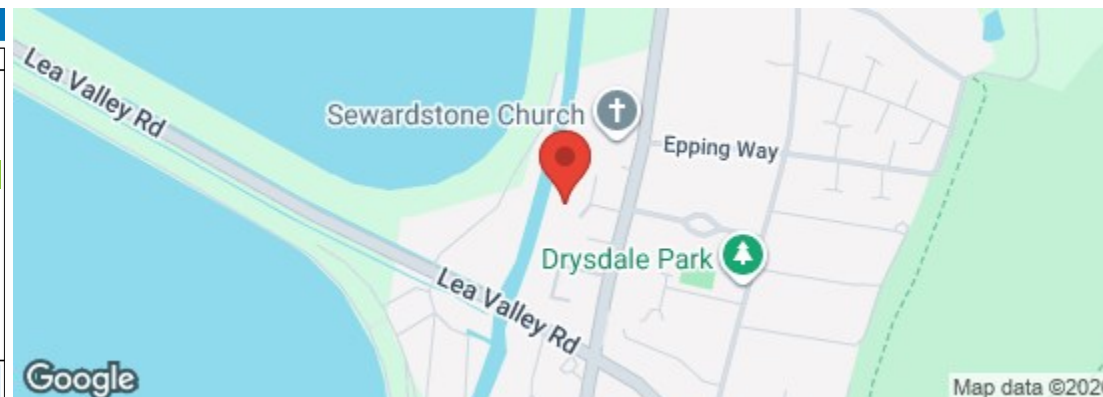
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



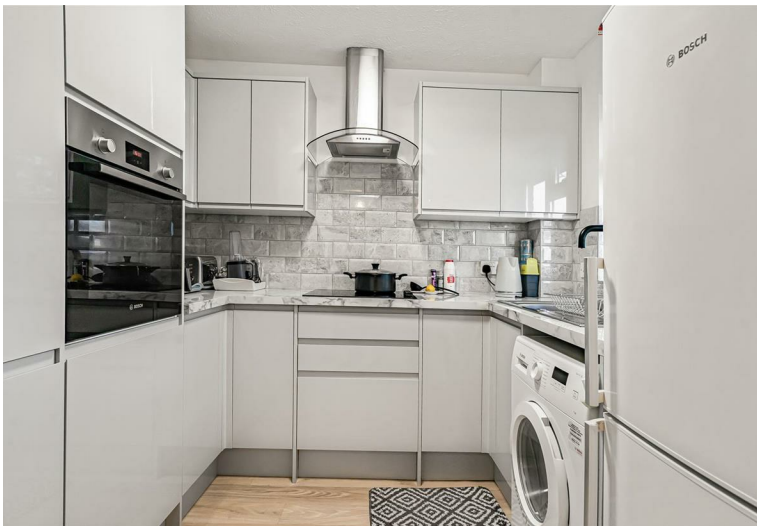
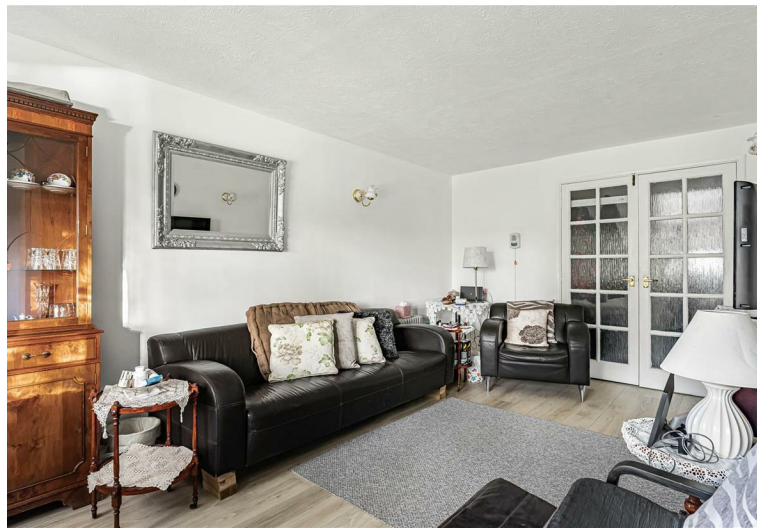
Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)

**CHURCHILL**  
estates

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>		71	76
	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.



RETIRE IN PEACE!!! We are delighted to offer this two bedroom first floor retirement flat for the over 60's which is tucked away in this beautiful modern development in North Chingford. The property which has been well maintained and modernised by the present vendor benefits from on site house manager, twenty four hour emergency pull cords, security entryphone system, communal lounge, attractive communal gardens, parking and we feel would be the ideal way to retire.

EPC Rating C

Council Tax Band C

Lease Term 99 Years From June 1987

Service Charges £3336 Per Annum Which Includes The Ground Rent