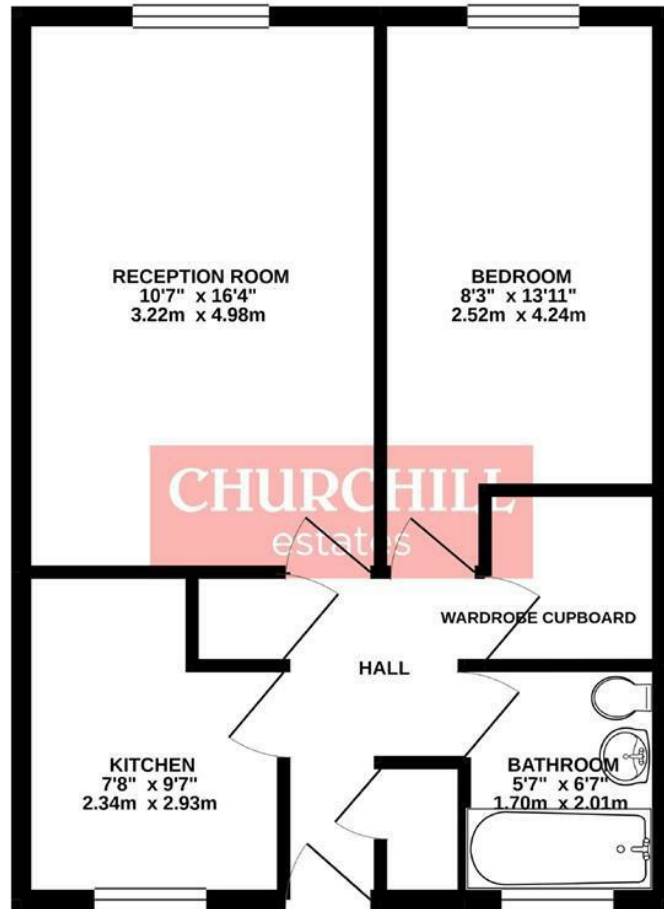


GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA - 489 sq ft (45.4 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: B | Floor Area: 489.00 sq ft



CHURCHILL
estates

Beresford Road, North Chingford, E4 6EF
£275,000 Leasehold

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



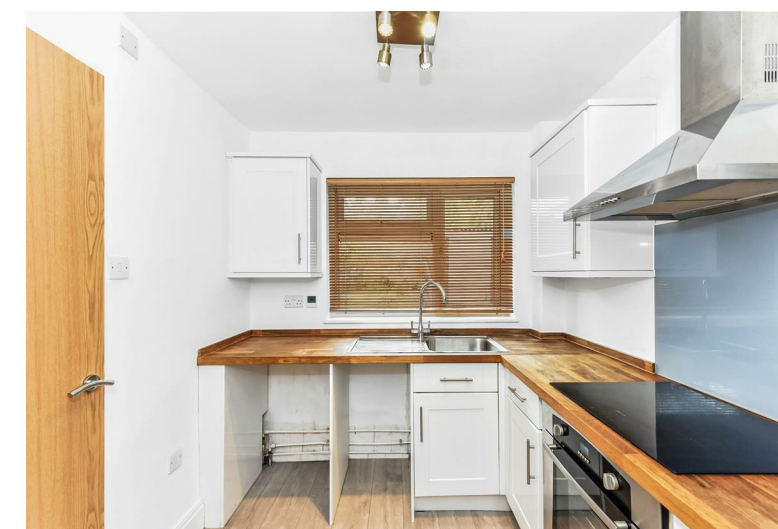
Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk

CHURCHILL
estates

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		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.



IDEAL FIRST BUY!!! Spacious one bedroom ground floor purpose built flat which is situated in the heart of North Chingford and is 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 benefits from a large lounge/diner, lovely fitted kitchen, double bedroom, long extended lease and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band B

Lease Term 215 Years From April 1982

Ground Rent £10 Per Annum

Service Charges £1202 Per Annum

