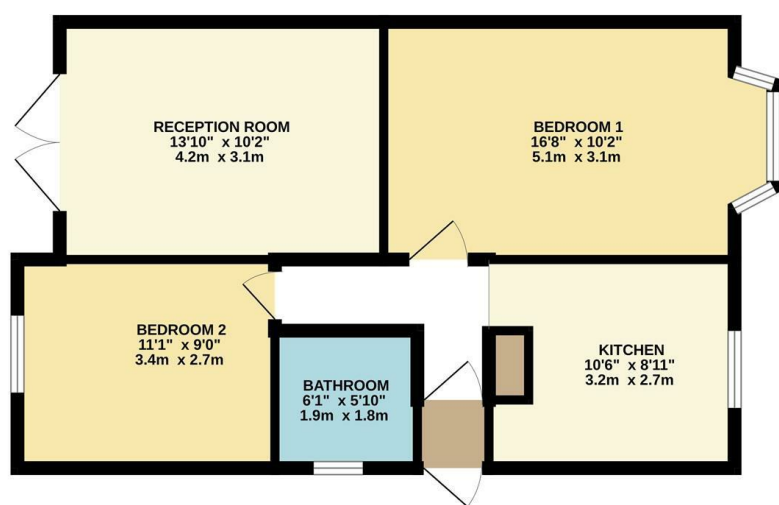


GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.
While 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 misstatement. 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: 537.00 sq ft

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	69	78



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

Hall Gardens, Chingford, E4 8HR
Asking Price £325,000 Leasehold

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



CHURCHILL
estates

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



Nestled in the charming Hall Gardens of Chingford, this delightful lower maisonette presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. Spanning an inviting 537 square feet, the property boasts a well-proportioned reception room that serves as the heart of the home, perfect for relaxation or entertaining guests.

The maisonette features two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. The property is presented in good condition, allowing for a smooth transition for its new owners or tenants.

One of the standout features of this property is the availability of parking for two vehicles, a valuable asset in this desirable area. Additionally, being chain-free simplifies the buying process, making it an attractive option for those looking to move swiftly.

Chingford is known for its vibrant community and excellent local amenities, including shops, parks, and transport links, making this maisonette not only a lovely home but also a gateway to the best that the area has to offer. This property is a rare find and is sure to appeal to many. Don't miss the chance to make it your own.

