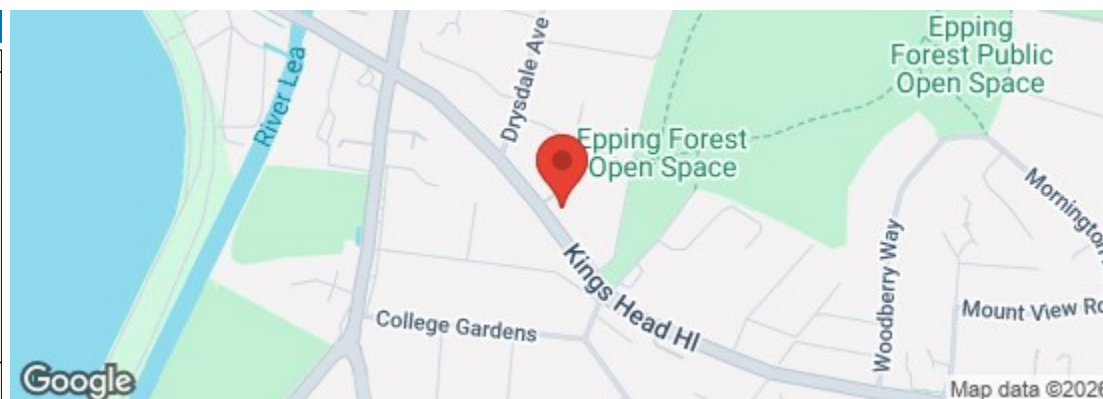




TOTAL FLOOR AREA : 462 sq.ft. (42.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix ©2024

Council: Waltham Forest | Council Tax Band: C | Floor Area: 462.00 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	



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

Homebush House, North Chingford, E4 7PW

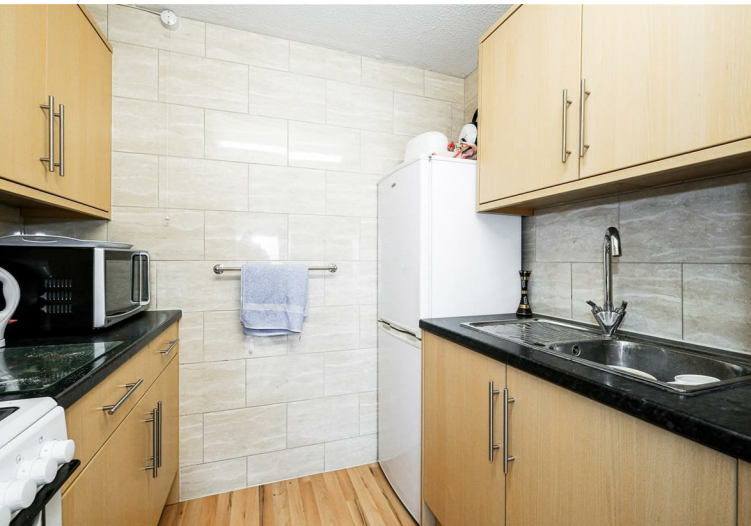
£95,000 Leasehold

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



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

CHURCHILL
estates



RETIRE IN PEACE!!! One bedroom ground floor retirement flat which is situated in this modern development in the sought after North Chingford location and only a short bus ride to the main line station and all local amenities. The property which is being offered with no onward chain has direct access access to the communal gardens and also benefits from on site house manager, emergency pull cords, communal lounge, laundry room, security entryphone system, parking and we feel would make an ideal way to retire.

EPC Rating C

Council Tax Band C

Lease Term 99 Years From September 1983

Ground Rent £400 Per Annum

Service Charges £3000 Per Annum

