



TOTAL FLOOR AREA: 647 sq ft. (60.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the general layout of the property. The actual layout of the property may vary from the plan shown and no guarantee is given as to their accuracy or efficiency can be given. Plans will be made available on request.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 647.00 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



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Endlebury Road, North Chingford, E4 6QB
£450,000 Leasehold

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



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



QUALITY AND STYLE!!! Stunning and spacious two double bedroom ground floor flat which is situated in the sought after North Chingford location and accessible to the main line station. The property which is being offered with no onward chain has been modernised to the very highest standard by the present vendors and is packed with many fine features including own front door, quality integrated kitchen, beautiful open plan lounge with bifold doors onto own rear garden, beautiful and spacious bathroom, new 999 year lease and we feel would make an ideal first purchase or downsizer.

PLEASE NOTE THAT THE FREEHOLDER IS SPLITTING THE REAR GARDEN INTO TWO HALFS SO ASK THE AGENT FOR MORE INFORMATION

EPC Rating C

Council Tax Band B

Lease Term 999 Years From May 2026

No Ground Rent

No Service Charges but Approx £186 Per Annum Buildings Insurance

