

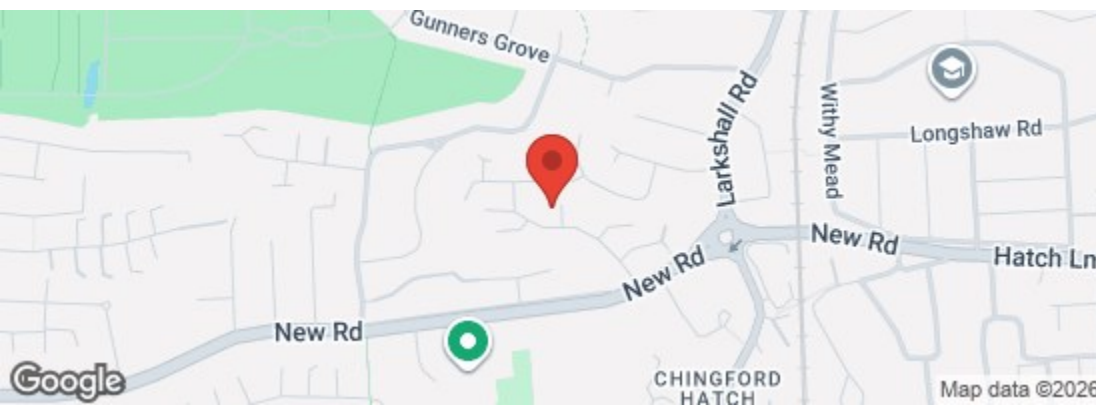
TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.
Where every effort has been made to ensure the accuracy of the floor plan, the measurements of floor, window, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as a guide only. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 465.00 sq ft

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Mapleton Road, Chingford, E4 6XL
Offers In Excess Of £300,000 Leasehold
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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.

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



Offered CHAIN FREE is this well presented brick built/traditional construction ground-floor Maisonette. The accommodation offers a delightful and well-proportioned reception room, double bedroom, fitted kitchen and modern bathroom/wc. In addition the property features an enclosed private garden, allocated parking space, (via Navestock Close), private entrance, gas central heating, double glazing and long lease, as well as ownership of the Freehold of the entire building.

The absence of an onward chain, together with a long unexpired lease, simplifies the purchasing process, allowing for a smoother transition into your new home.

With its prime location, this property is well-connected to local amenities, including shops, cafes, and Highams Park (Weaver Line) Station, making it an excellent choice for those seeking a vibrant urban lifestyle. Whether you are a first-time buyer or looking to downsize, this property on Mapleton Road presents a wonderful opportunity to own a piece of London living. Don't miss the chance to make this charming property your new home.

