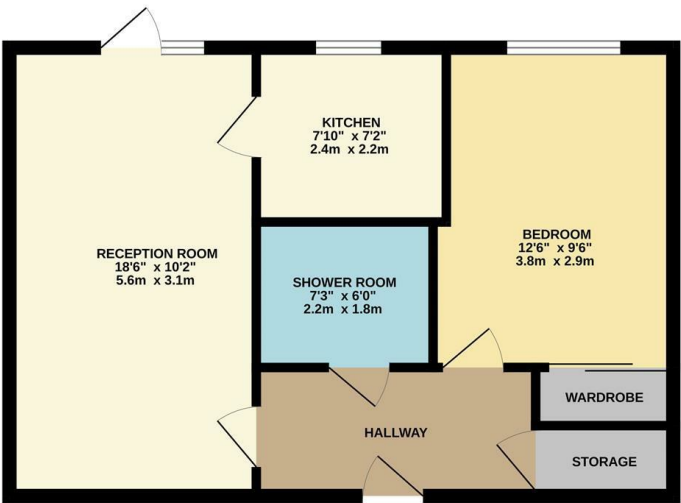




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, divisions, walls 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 operation or efficiency can be given.
Made with NetScout (2020)

Council: Waltham Forest | Council Tax Band: C | Floor Area: 507.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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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51 Hall Lane, London, E4 8HW
£250,000 Leasehold

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



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



Nestled in the heart of Chingford Mount this beautifully presented ground floor retirement apartment offers a perfect blend of comfort and convenience. Spanning an impressive 507 square feet, the property features a well-appointed reception room that invites natural light, creating a warm and welcoming atmosphere.

This chain free apartment comprises one spacious bedroom, ideal for relaxation, and a modern shower room that boasts contemporary fittings, ensuring a delightful experience. The heart of the home is undoubtedly the modern kitchen, which is both functional and stylish, making it a joy to prepare meals.

One of the standout features of this property is its own secluded patio with direct access to a charming communal garden, providing a peaceful retreat for residents to enjoy the outdoors. This lovely space is perfect for leisurely strolls or simply unwinding in a tranquil setting.

The flat comes with many added benefits including 24 hour Careline system, owners lounge with regular social events, laundry room, guest suite available on request for friends and family to stay and Lodge Manager available 5 days a week. Additionally, the apartment is conveniently located close to local amenities, ensuring that essential services and shops are just a short distance away. This prime location, combined with the thoughtful design of the apartment and secure parking, makes it an ideal choice for those seeking a comfortable and accessible living space in a vibrant community.

In summary, this retirement apartment in Chingford is a delightful opportunity for anyone looking to enjoy a peaceful lifestyle while remaining close to the conveniences of everyday life.

