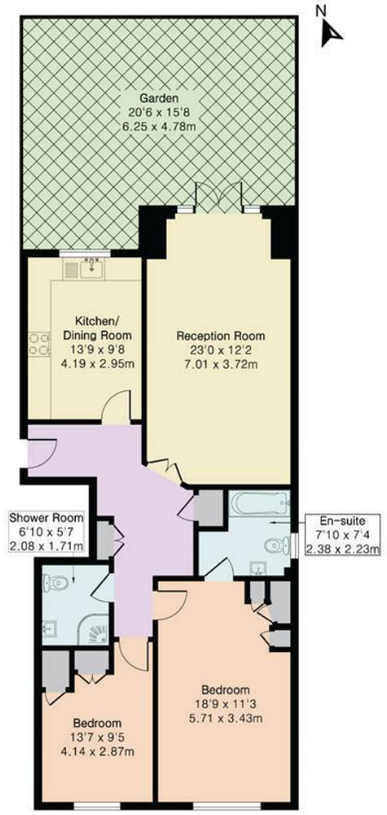
Approximate Gross Internal Area 1008 sq ft - 94 sq m



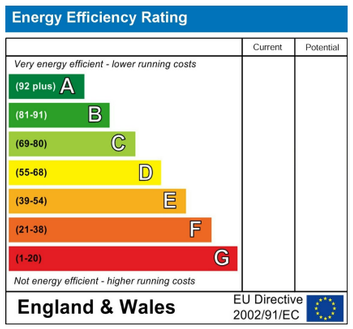
Ground Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHURCHILL estates

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1008.00 sq ft





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



CHURCHILL estates

Grosvenor Heights, North Chingford, E4 7GA

Price Guide £525,000 Leasehold

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





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












BEAUTY AND STYLE!!! GUIDE PRICE £525,000 TO £550,000 We are delighted to offer this superbly spacious two double bedroom, two bathroom ground floor flat which is situated in this beautiful modern development in one of North Chingford's most prestigious locations opposite the golf course and only moments away from the main line station and the range of quality bars and restaurants on Station Road. The property which is being offered with no onward chain boasts many fine features including gated allocated parking space, fully integrated kitchen diner, spacious lounge with double doors onto a lovely secluded communal patio area and garden, main shower room, additional spacious en-suite bathroom, security entry phone system and an early viewing is a must to fully appreciate the space that this fine and quality property has to offer.

EPC Rating C

Council Tax Band E

Lease Term 125 Years From April 2001

Ground Rent £250 Per Annum

Service Charges £2917 Per Annum