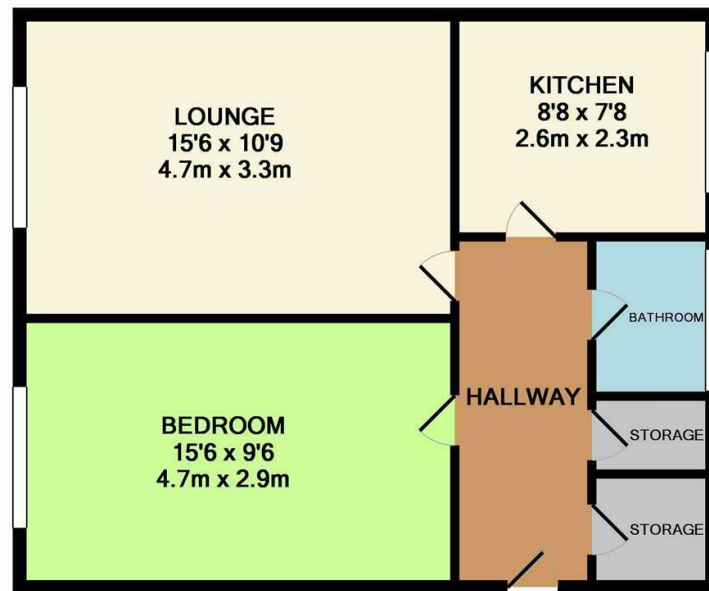




TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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
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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.

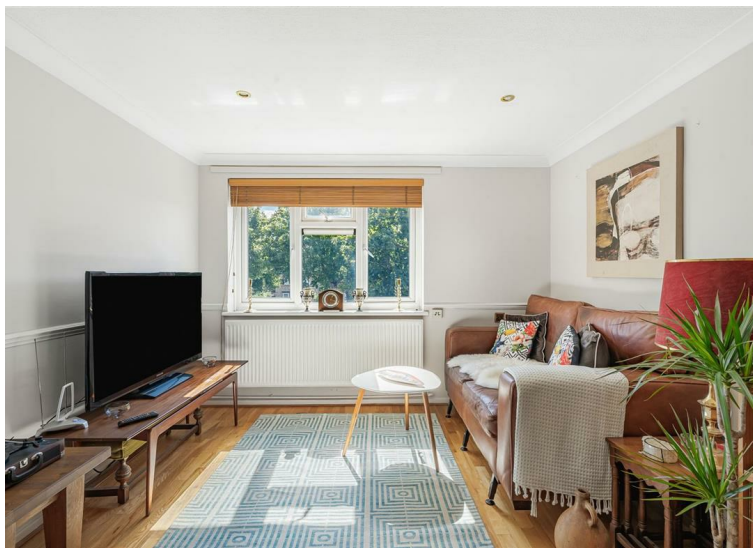


CHURCHILL
estates

Farthings Close, Chingford, E4 6JG

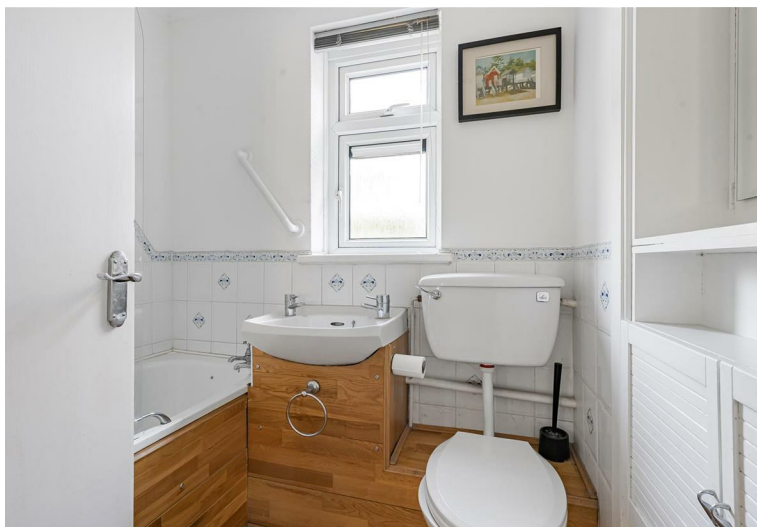
£250,000 Leasehold

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



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estates



CALLING ALL FIRST TIME BUYERS!!! We are delighted to offer this spacious one bedroom first floor flat which is tucked away in this quiet cul de sac location in the ever popular Friday Hill location and is close to all local amenities including shops and local bus routes. The property which is being offered with no onward chain benefits from a large lounge diner, fitted kitchen, new extended lease being created, parking, security entry phone system, communal gardens and we feel would make an ideal first purchase.

EPC Rating TBC

Council Tax Band B

Lease Term Lease Being Extended by 90 Years To 178 Years

Ground Rent £10

Service Charges £1774 Per Annum Which Includes The Heating

