

TOTAL APPROX. FLOOR AREA 427 SQ.FT. (39.6 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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Council: Waltham Forest | Council Tax Band: B | Floor Area: 427.00 sq ft

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Kendal Court, North Chingford, E4 6RA
 £275,000 Leasehold

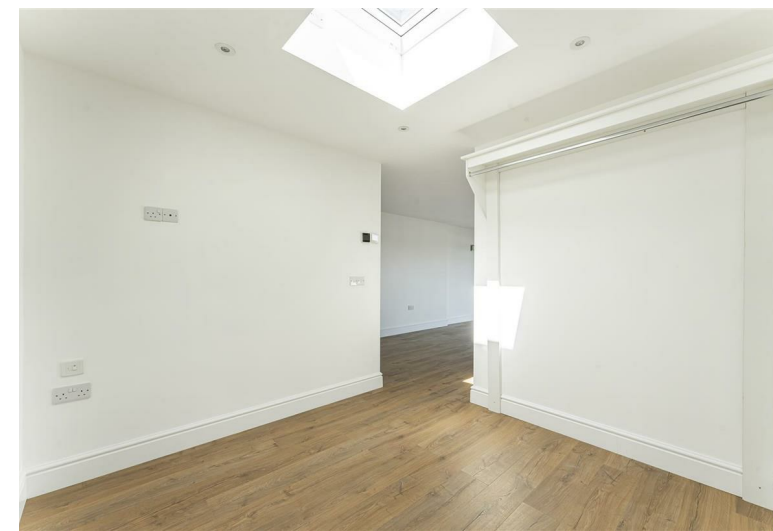
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1

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



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



STUNNING VIEWS!!! With stunning views overlooking the London skyline we are delighted to offer this beautiful and spacious top floor studio flat which is situated in the sought after North Chingford location and is accessible to the main line station and the range of quality bars and restaurants on Station Road. The property which has been newly decorated throughout is being offered with no onward chain and benefits from a large open plan lounge and fitted kitchen with double doors onto a large balcony with stunning views, newly fitted flooring throughout, separate bedroom area with electronic skylight, beautiful tiled shower room, communal gardens and we feel would make an ideal first purchase.

EPC Rating B

Council Tax Band B

Lease Term 125 Years From March 2018

Service Charges £1958.75 Per Annum

Ground Rent £240 Per Annum

