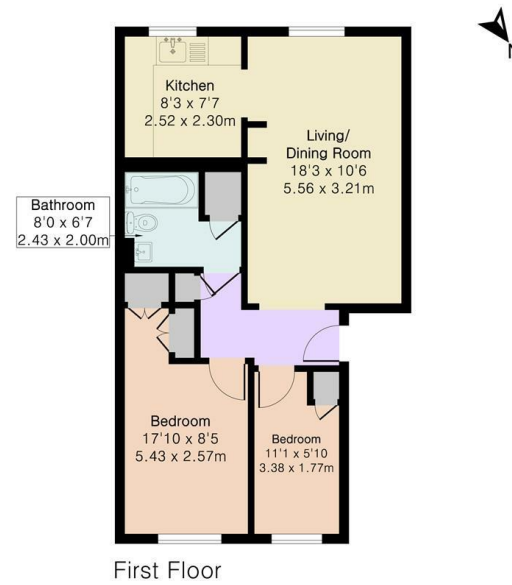




Approximate Gross Internal Area 576 sq ft - 54 sq m



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.



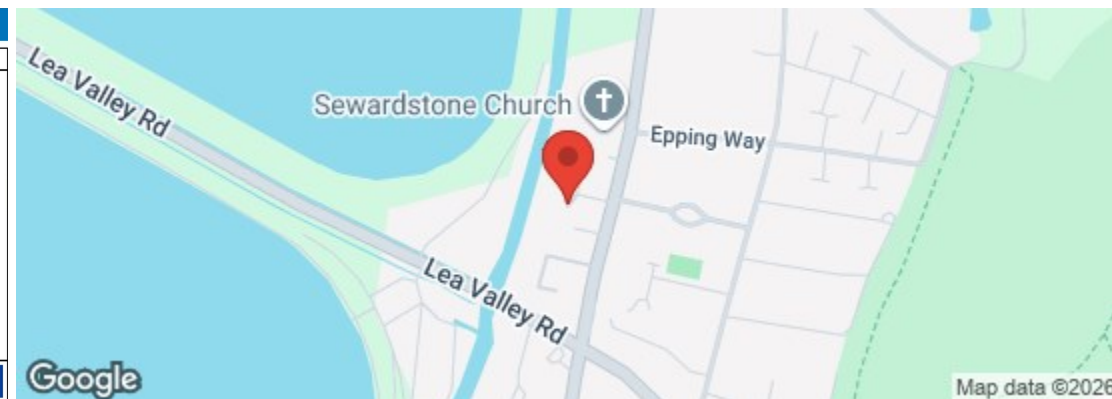
Council: Waltham Forest | Council Tax Band: C | Floor Area: 576.00 sq ft



Riverside Court, North Chingford, E4 7UN
£150,000 Leasehold

Bedrooms: 2 | 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		
(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.



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



CALLING ALL OVER 60'S!!! Do not miss out on this spacious two bedroom ground floor retirement flat which is tucked away in this quiet modern development in the sought after North Chingford location. The property which is being offered with no onward chain benefits from on site house manager, twenty four hour emergency pull cords, communal lounge, attractive communal gardens, new 189 year lease to be created, parking, security entry phone system and we feel would make the ideal way to retire.

EPC Rating TBC

Council Tax Band C

New 189 Year Lease To Be Created

Peppercorn Ground Rent

Service Charges £310.01 Per Month

