

TOTAL FLOOR AREA: 647 sq ft. (60.2 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of sites, buildings, rooms 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 a guide to the general layout only. It is not intended to be used for any other purpose. No liability is accepted for any error or omission. Map data ©2026

Council: Waltham Forest | Council Tax Band: B | Floor Area: 647.00 sq ft

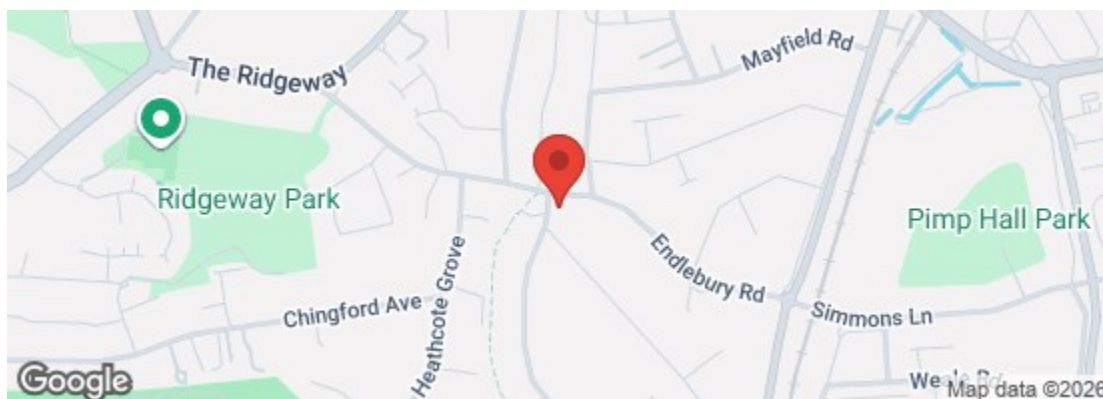


**CHURCHILL**  
estates

Endlebury Road, North Chingford, E4 6QB  
£475,000 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		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	

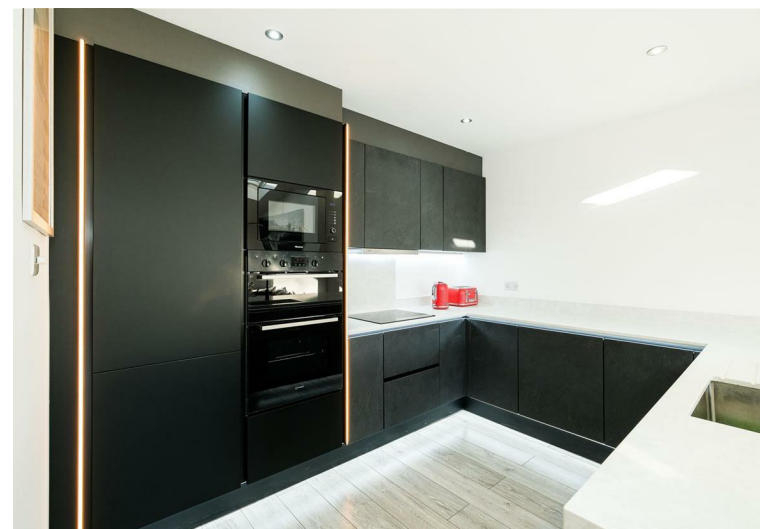
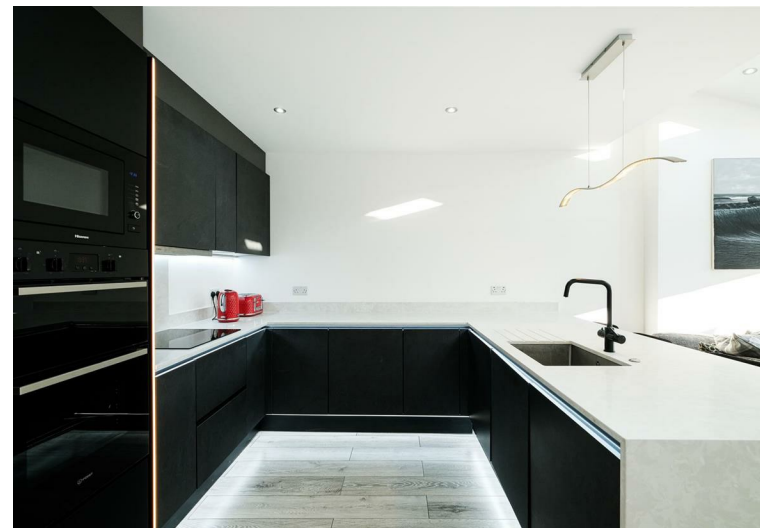
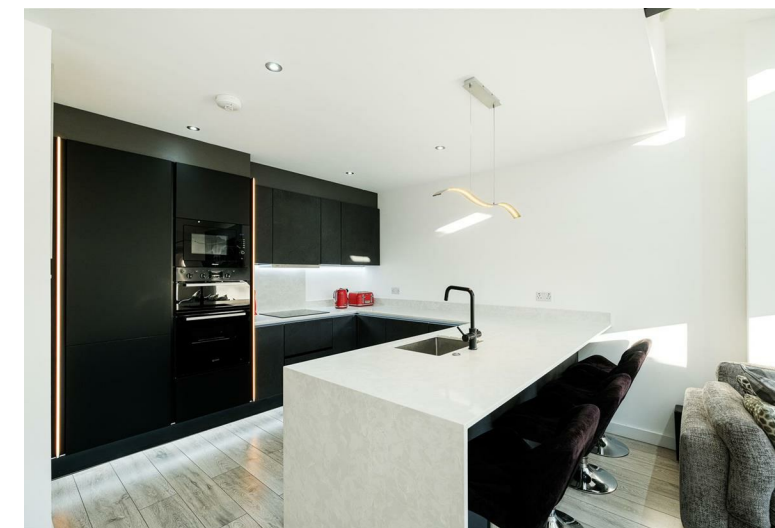


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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

Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)



Churchill Estates are delighted to offer to let this exceptional 2 bedroom ground floor maisonette with the added advantage of its own 60ft rear garden, located in uniquely designed corner property approached via its own entrance on Dale View Crescent, the maisonette boasts a truly stunning interior with fitted kitchen area good sized reception room, with bifold doors leading to your own easy maintenance garden, family bathroom with bath and shower, 2 good sized reception rooms, all bespoke internal doors, accessible to both South and North Chingford Town Centres and on the 397 Bus route, must view as properties for rental rarely come onto the market !

QUALITY AND STYLE!!! Stunning and spacious two double bedroom ground floor flat which is situated in the sought after North Chingford location and accessible to the main line station. The property which is being offered with no onward chain has been modernised to the very highest standard by the present vendors and is packed with many fine features including own front door, quality integrated kitchen, beautiful open plan lounge with bifold doors onto own rear garden, beautiful and spacious bathroom, new 999 year lease and we feel would make an ideal first purchase or downsizer.

PLEASE NOTE THAT THE FREEHOLDER IS SPLITTING THE REAR GARDEN INTO TWO HALFS SO ASK THE AGENT FOR MORE INFORMATION

EPC Rating C

Council Tax Band B

Lease Term 999 Years From May 2026

No Ground Rent

No Service Charges but Approx £186 Per Annum Buildings Insurance

