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# Chadwin Road, London, E13

## Guide Price £340,000 - £360,000



Nestled in the vibrant area of Chadwin Road, London E13, this charming flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in the heart of the city.

Upon entering, you are welcomed into a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The natural light that floods this area creates a warm and inviting atmosphere, making it a wonderful place to unwind after a long day.

The flat features a modern bathroom, thoughtfully designed to cater to your daily needs. The kitchen, while not specified, is typically a functional space that allows for easy meal preparation, making it a practical choice for those who enjoy cooking.

Chadwin Road is well-connected, providing easy access to local amenities, shops, and public transport links, ensuring that you are never far from the hustle and bustle of London life. The surrounding area boasts a variety of parks and recreational spaces, perfect for leisurely strolls or outdoor activities.

This flat presents an excellent opportunity for those looking to establish themselves in a lively and diverse community. With its appealing layout and prime location, it is a property not to be missed. Whether you are looking to buy or rent, this flat on Chadwin Road is sure to meet your needs and exceed your expectations.

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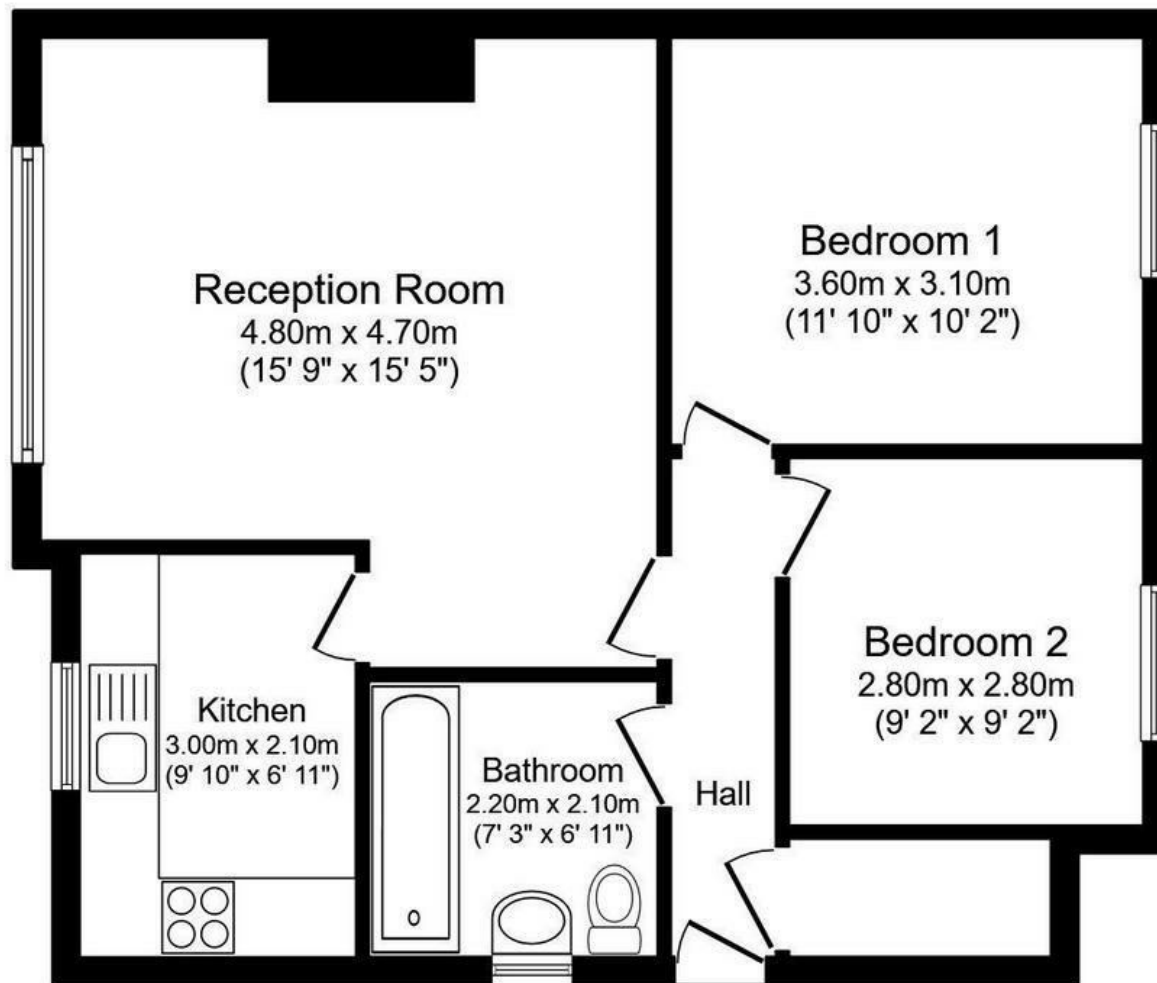
## KEY FEATURES

- TWO BEDROOM FLAT
- GROUND FLOOR
- DOUBLE BEDROOMS
- LARGE RECEPTION
- SEPARATE FITTED KITCHEN
  - FRONT GARDEN
  - REAR GARDEN
- MODERN FAMILY BATHROOM
  - GAS CENTRAL HEATING



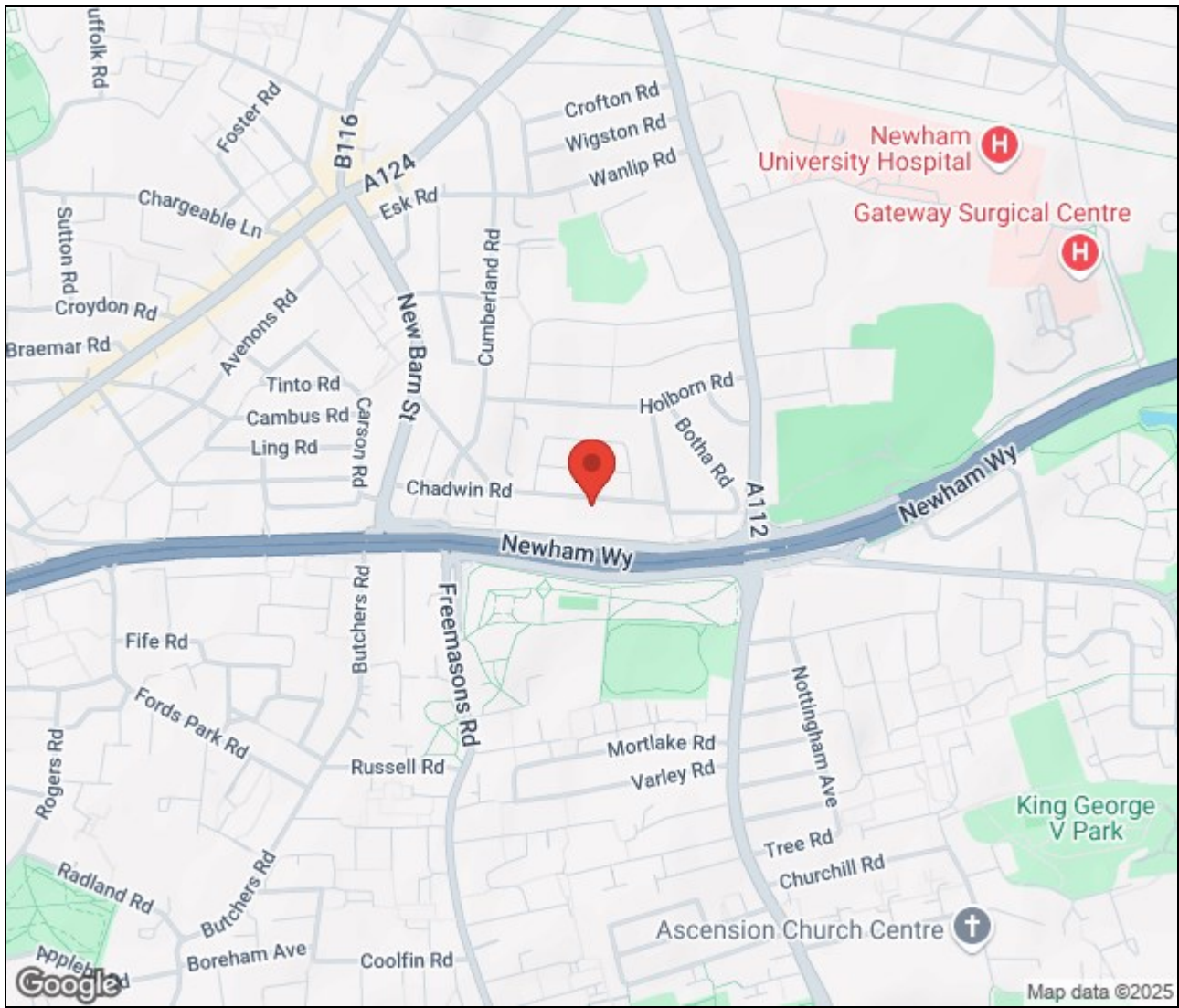






Total floor area 57.1 sq.m. (615 sq.ft.) approx





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	77		67	81
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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