



Chelwood Close, E4 7UN

£199,950  Coultons

PROPERTY SUMMARY

A well-presented two-bedroom retirement apartment for those aged 55 and over, situated on the first floor of this quiet, secluded development. The property offers comfortable, low-maintenance living with features including a generous living room, a modern fitted kitchen, a contemporary shower room, double glazing, electric heating, 24-hour emergency pull cords, and the reassurance of an on-site house manager.

Chelwood Close enjoys an excellent location within easy reach of local amenities. Just a short walk away is the vibrant Station Road, home to a wide selection of independent shops, cafés, bars, and restaurants offering a variety of cuisines. Everyday essentials are covered with nearby Co-op and Tesco Express supermarkets.

For commuters or those who enjoy days out, public transport links are close by, including local bus routes and Chingford Overground Station, providing direct access to Liverpool Street. Connections to the Victoria Line are available at Walthamstow Central (Zone 3). Nature lovers will appreciate the vast green spaces of Epping Forest, only a short distance away, perfect for peaceful and scenic walks.

This property offers an ideal and convenient setting for retirement living and is being sold chain-free to buyers aged 55 and over.

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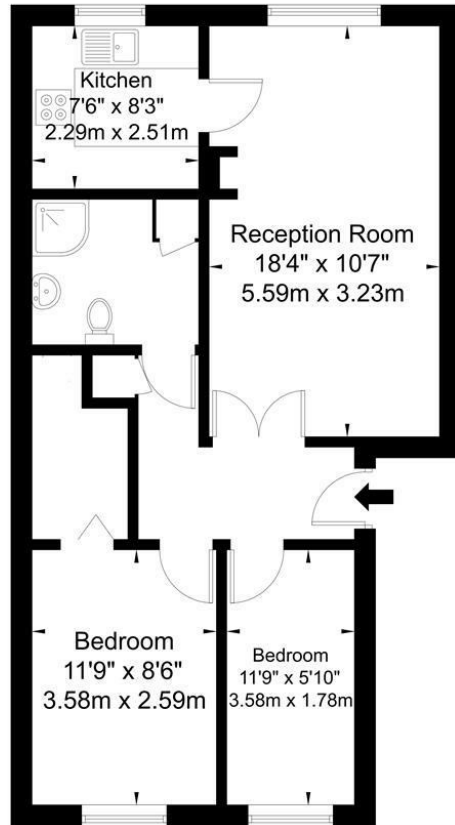








Riverside Court, Chelwood Close, London, E4 7UN
 Approximate Gross Internal Area = 57 sq m / 613 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Leasehold

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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