



Queens Walk, North Chingford, E4 7EP

£325,000 

PROPERTY SUMMARY

A rare opportunity to purchase this one bedroom ground floor converted flat, situated on a quiet and sought-after residential road in the heart of North Chingford. Added benefits include a living room with a feature fire place, a modern fitted kitchen, a modern fitted shower room, an additional room which can be used as an office/study or dressing room, a lean to storage area, double glazing, gas central heating, own front door and a shared rear garden.

Queens Walk is located just off The Green on Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just down the road) with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

In our opinion this property would be an ideal purchase for a first time buyer or someone looking to downsize. Viewing is highly recommended.

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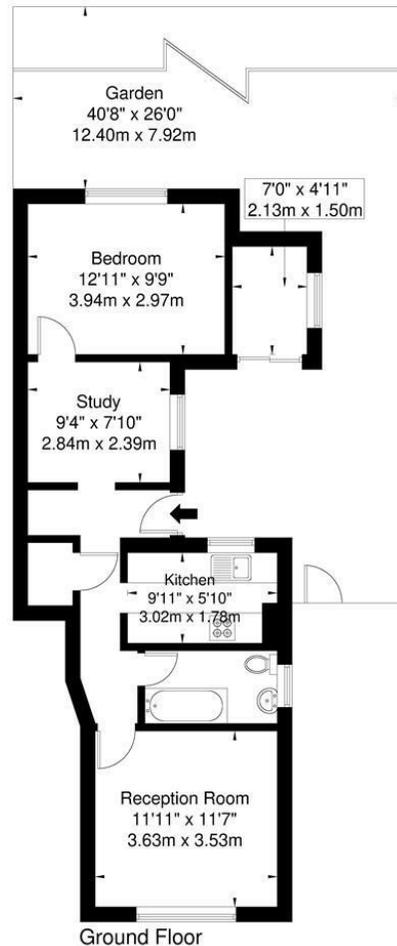








Queens Walk, North Chingford, London, E4 7EP
 Approximate Gross Internal Area = 54.3 sq m / 584 sq ft



Ground Floor
 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
 B

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			
(55-68) D		65	73
(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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