



Heathfield, North Chingford, E4 6SE

£400,000  Coultons



## PROPERTY SUMMARY

Situated on a quiet residential road in North Chingford is this very well presented self contained ground floor maisonette. The property benefits from two double bedrooms, a spacious living room, a modern fitted kitchen/diner, a modern fitted bathroom, double glazing, gas central heating, own front door, own private rear garden, garage En-Bloc and comes with a lease that has approximately 932 years remaining.

Heathfield is situated between both shopping areas of Chingford Mount and the High Street of Station Road in North Chingford. Both have an array of bars, coffee shops & restaurants with a great choice of different cuisines. The green spaces of Ridgeway Park are close by along with the vast area of Epping Forest for great walks and cycling enthusiasts.

There are also several schools in the area which include Parkside Primary, Lime Academy Larkwood, Chingford Foundation Secondary and Chase Lane Primary. Transport links includes local bus routes along with Chingford Overground Station with direct access into Liverpool Street. You can also inter-change onto the Underground at Walthamstow Central (Victoria Line - Zone 3).

In our opinion this property would make an excellent purchase for a first time buyer or someone downsizing. Viewing is highly recommended.

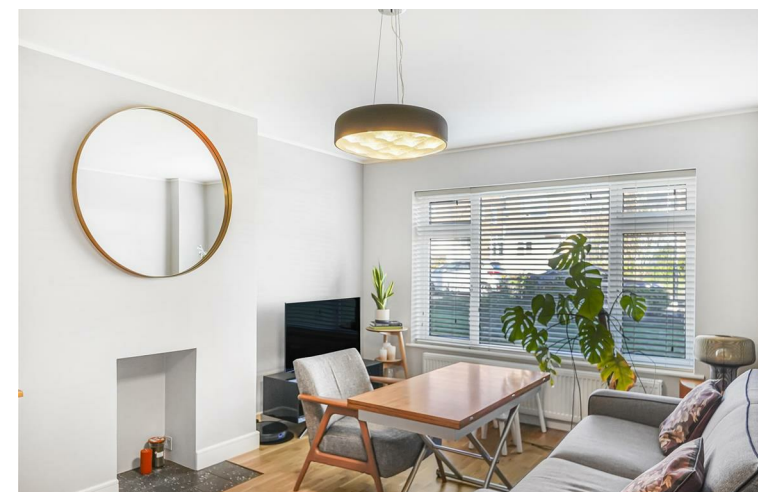
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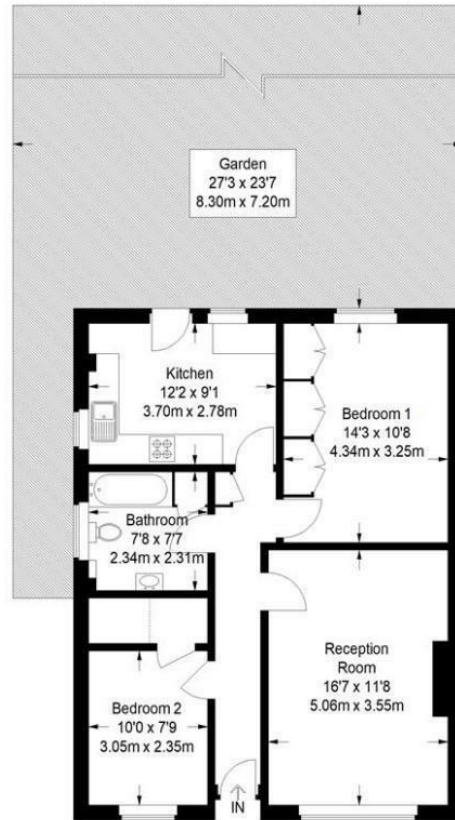






## Heathfield Road

Approximate Gross Internal Area  
67.7 sq m / 729 sq ft



Ground Floor  
67.7 sq m / 729 sq ft

= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate,  
not to scale.

### LOCAL AUTHORITY

Waltham Forest

### TENURE

Leasehold

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      | 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 |

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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