



ST THERESA  
COURT  
5, 6, 11  
& 12

Yale

Forest View, North Chingford, E4 7UD

GUIDE PRICE  
£425,000



## PROPERTY SUMMARY

**\*\*Guide Price £425,000-£450,000\*\***

A rare opportunity to purchase this tastefully decorated & very well maintained two bedroom apartment set in a purpose built block on the first floor in a sought after location in North Chingford. The property benefits from a spacious living room, a contemporary fitted kitchen with integrated appliances, a modern fitted bathroom, double glazing, gas central heating, and comes with an allocated parking space.

We have been advised that the lease has 999 years remaining along with a share of freehold, peppercorn ground rent and an annual service charge of £3700 which includes a sinking fund.

Forest View is just around the corner from Station Road in North Chingford with plenty of independent retailers, bars, coffees 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 around the corner) 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 across the road to explore for when you fancy a tranquil walk.

In our opinion this property would make an excellent home and would be an ideal purchase for a first time buyer or someone wishing to downsize. Viewing is a must.

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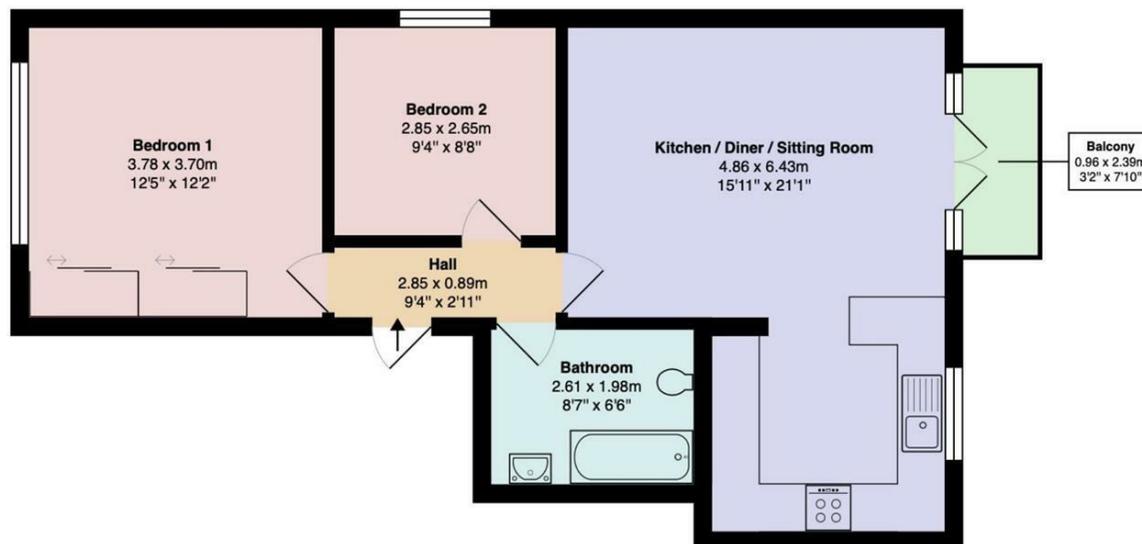






**12 St Theresa Court, Chingford, E4 7UD**

Total Area: 58.0 m<sup>2</sup> ... 624 ft<sup>2</sup> (excluding balcony)



**LOCAL AUTHORITY**

Waltham Forest

**TENURE**

Leasehold - Share of Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

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



Floorplans are provided for guidance only and are not to scale.  
All measurements and areas are approximate and should not be relied upon as exact.  
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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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