



Echo Heights, North Chingford, E4 7JZ

£330,000  Coultons

## PROPERTY SUMMARY

Nestled in the charming area of Echo Heights, North Chingford, E4, this delightful new apartment which has been finished to a high standard and offers a perfect blend of modern living and comfort. With one well-appointed bedroom with views across the reservoirs, this property is ideal for individuals or couples seeking a stylish and convenient home.

Upon entering, you will find a welcoming open plan reception room with a contemporary fitted kitchen that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is equipped with Bosch appliances and quartz work surfaces. The space is designed to maximise natural light, creating a bright and airy environment. The apartment features a contemporary bathroom, equipped with modern fixtures and fittings, ensuring a pleasant experience for daily routines.

The location of this apartment is particularly appealing, as North Chingford is known for its picturesque surroundings and community spirit. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, making it a wonderful place to live. Additionally, excellent transport links are available, providing convenient connections to central London and beyond.

This new apartment in Echo Heights is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and a sense of community. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a modern home in a desirable location. Do not miss the chance to make this charming apartment your own.

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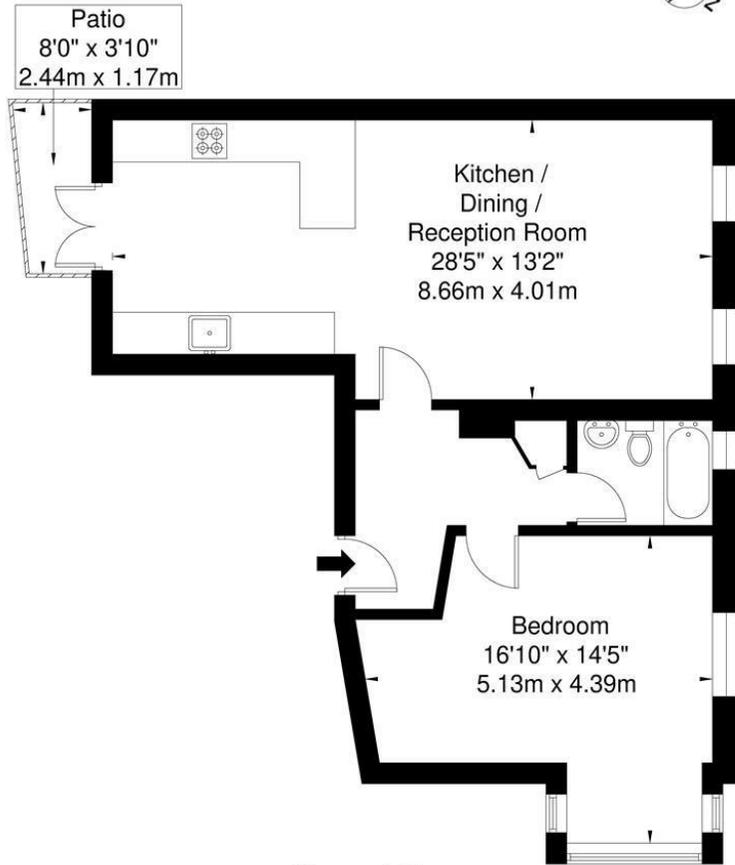








Echo Heights North Chingford, London, E4 7JZ  
 Approximate Gross Internal Area = 62.8 sq m / 675 sq ft



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**  
 New Build

**VIEWINGS**  
 By prior appointment only

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