



The Ridgeway, North Chingford, E4 6TL

£425,000  Coultons

PROPERTY SUMMARY

Set on the second floor in this modern purpose built block is this well proportioned two bedroom apartment. Added benefits include a spacious living room with doors opening onto a balcony, a modern fitted kitchen, a bathroom plus an en-suite shower room to the primary bedroom, allocated parking space, double glazing and has central heating.

We have been advised that the remaining lease is approximately 96 years, with an annual ground rent of £267 and an annual service charge of £1700.

Pineview Court, The Ridgeway, is only a short walk to the busy and vibrant shopping area of Station Road 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 Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station 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 right on your door step.

In our opinion this apartment will make an excellent purchase for a first time buyer, or someone downsizing. The property is being sold on a chain free basis and viewing is highly recommended.

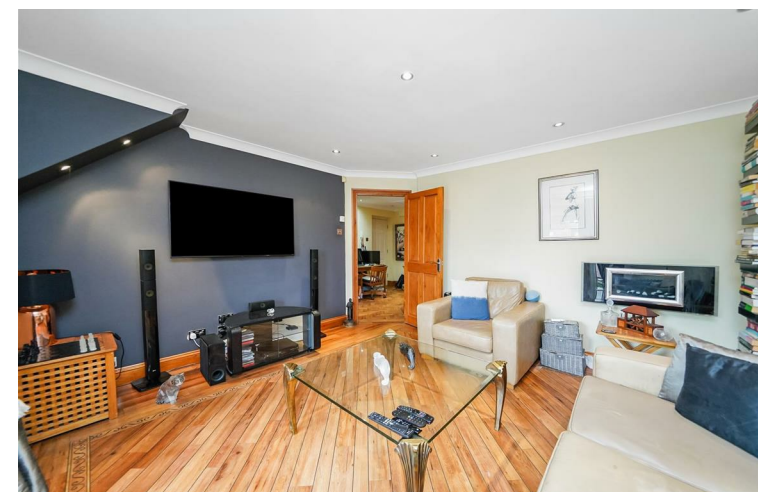
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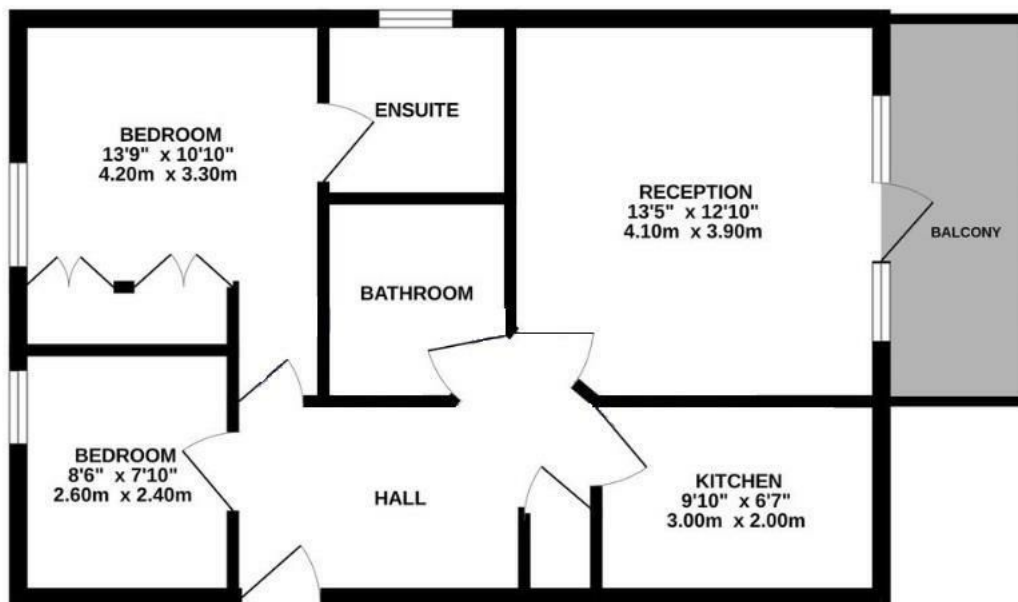








SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Waltham Forest

TENURE

Leasehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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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