



Lena Kennedy Close, Highams Park, E4 9GB

GUIDE PRICE  
£425,000

 **Coultons**



## PROPERTY SUMMARY

Guide Price £425,000 to £450,000.

**\*\*Buyer Incentive - Seller To Pay One Years Service Charge\*\***

Set on the third floor in this modern development which was built on 2021 is the spacious two double bedroom apartment which occupies 821sqft (76.3sqm). Added benefits include an open plan living room with a modern fitted kitchen and dining area, balcony, a modern fitted bathroom, double glazing, gas central heating, excellent storage space, security video entry system, and comes with a lease of approximately 245 years remaining.

Lena Kennedy Close is ideally situated close to local amenities and with easy access to both the busy shopping areas of trendy Highams Park and Chingford Mount with all their bars restaurants and coffee shops along with Highams Park Overground Station (Weaver Line - Zone 4) with direct access to Liverpool Street. You can also interchange onto the underground at Walthamstow Central (Victoria Line - Zone 3). You will also have access to plenty of local bus routes as well as the A406 North Circular Road for those who drive.

There are also several parks in the Chingford/ Highams Park area to walk around along with the vast green and wooded spaces Epping Forest being nearby.

In our opinion the property would make an excellent home and viewing is highly recommended.

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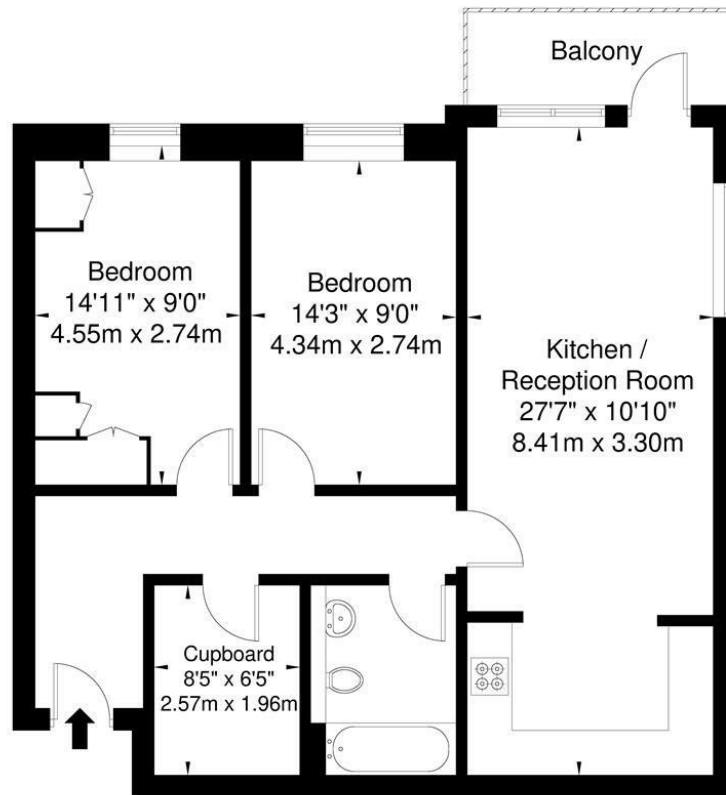








Centenary House, Lena Kennedy Close, E4 9GB  
Approximate Gross Internal Area = 76.3 sq m / 821 sq ft



Third 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**  
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>	84	84
(69-80) <b>C</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	

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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