

Forest View, North Chingford, E4 7UD

OFFERS IN EXCESS OF
£375,000

Coultons

PROPERTY SUMMARY

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 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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MODERN PHILOSOPHY
IT IS WHAT IT IS
Star of the Week
WELL DONE!





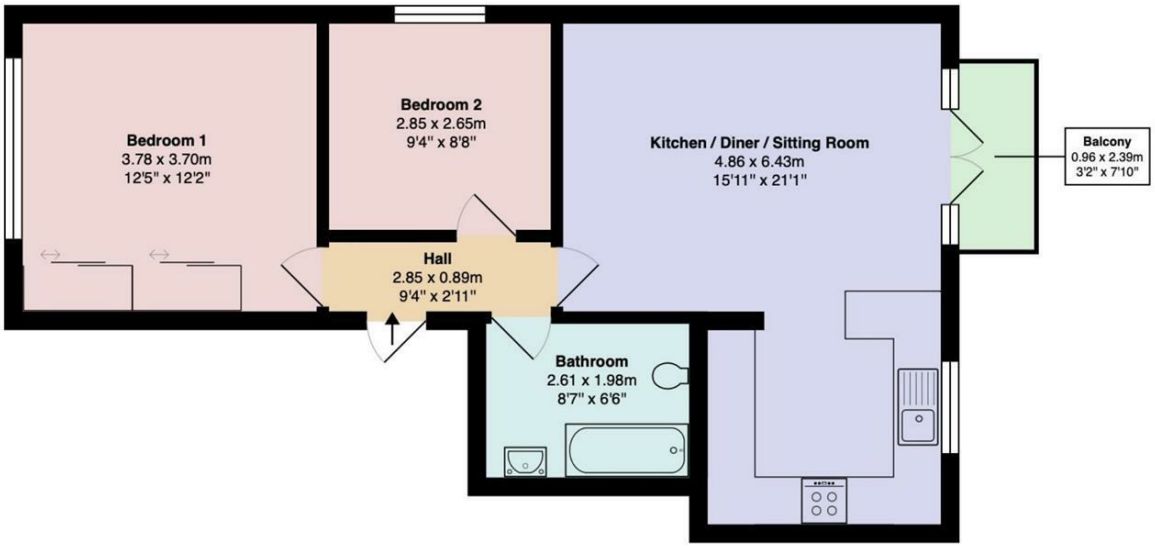

Drew




SN23 GVH

12 St Theresa Court, Chingford, E4 7UD

Total Area: 58.0 m² ... 624 ft² (excluding balcony)



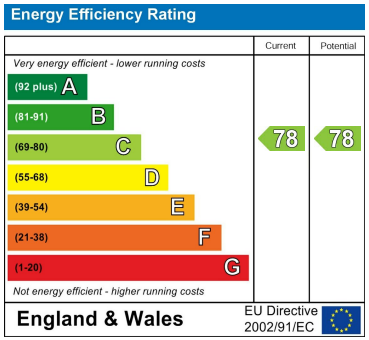
Floorplans are provided for guidance only and are not to scale.
All measurements and areas are approximate and should not be relied upon as exact.
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LOCAL AUTHORITY
Waltham Forest

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



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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