



The Copse, E4 6BH

£350,000

 Coultons

PROPERTY SUMMARY

Situated in a quiet development in North Chingford is this self contained ground floor maisonette. The property benefits from two double bedrooms, a spacious living room, a modern fitted kitchen with breakfast bar, a modern fitted shower room, double glazing, gas central heating, own front door and own rear garden which is approximately 50ft in length with an outbuilding for storage.

We have been advised that the lease is in the region of 92 years remaining, with an annual ground rent of £10 and an annual service charge of approximately £550.

The Copse is situated just off of Forest Side which is a short walk back to the vibrant shopping area of Station Road in North Chingford where you will find a vast array of retailers including Amazon Fresh, Tescos, Co-op, Boots as well as independent retailers. There are also plenty of coffee shops, bars and restaurants with a variety of cuisines to choose from.

The vast green and wooded areas of Epping Forest are literally on the door step where you can go for a long and peaceful walk and enjoy the nature trails.

Transport links includes local bus routes along with Chingford Overground Station with direct access into Liverpool Street in 26 minutes. You can also inter-change onto the underground at Walthamstow Central (Victoria Line - Zone 3)

In our opinion this property would make an excellent purchase for a first time buyer, down sizer or buy to let investor. Viewing is a must.

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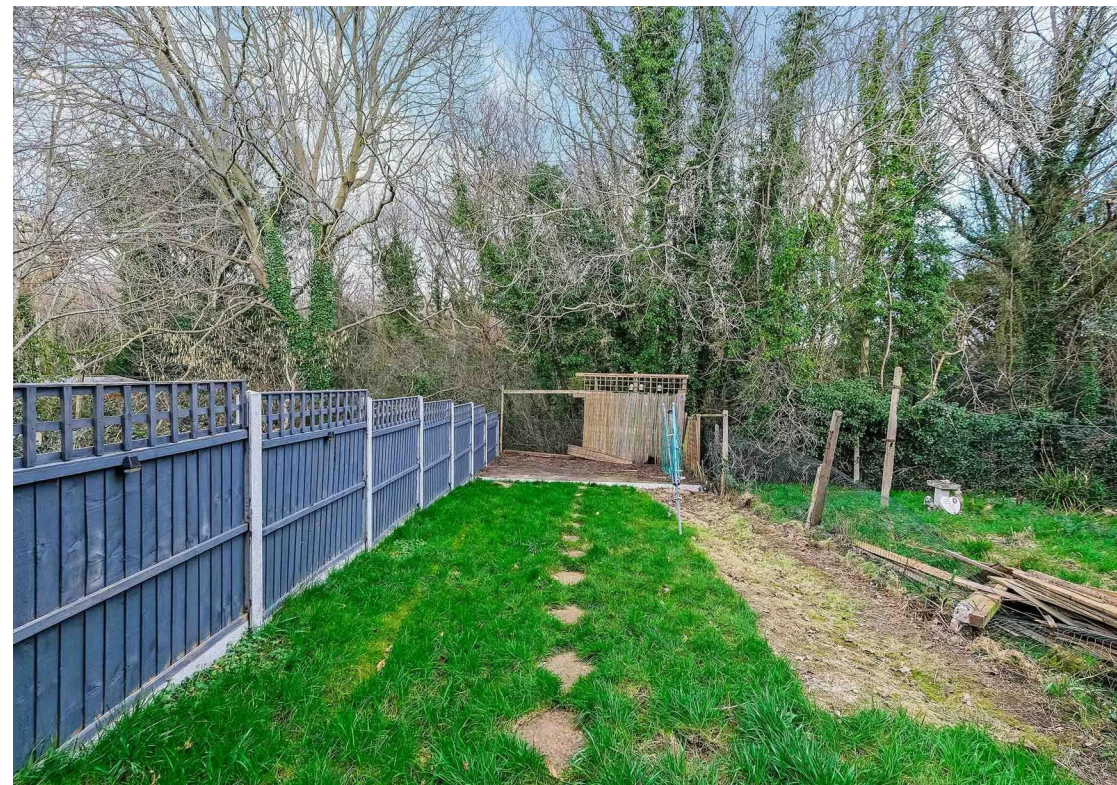


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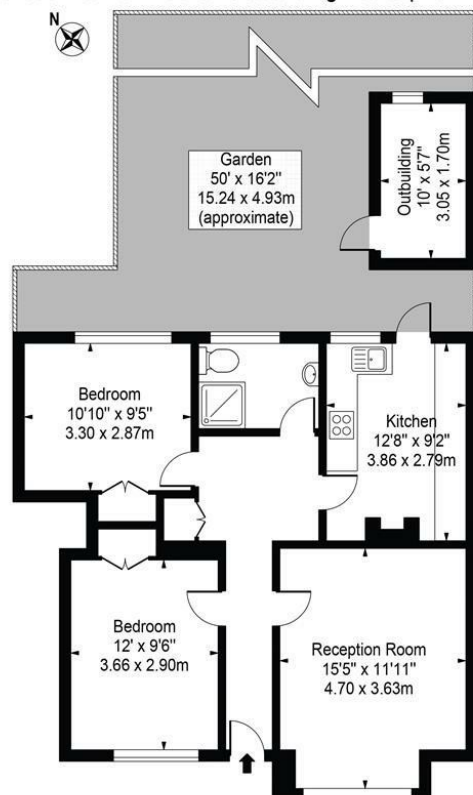


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The Copse, E4
 Approx. Gross Internal Area 710 Sq Ft - 65.96 Sq M
 (Excluding Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 56 Sq Ft - 5.19 Sq M



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, searches, 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

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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