



RUSSELL LODGE

Endlebury Road, North Chingford, E4 6QA

OFFERS IN EXCESS OF
£325,000

 **Coultons**

PROPERTY SUMMARY

Occupying 879 sq ft (81.7 sq m), this well-proportioned three-bedroom ground floor flat sits within a purpose-built block on a popular residential road in North Chingford. The property offers a spacious living room, a good-sized kitchen/diner, a fitted bathroom, double glazing, and gas central heating. Additional benefits include a garage en-bloc and a separate external storage cupboard.

We are advised that the property comes with a share of freehold and a lease of approximately 938 years remaining. The annual service charge is in the region of £1,800.

Endlebury Road is just a short walk from Station Road, home to an excellent selection of independent shops, cafés, bars, and restaurants offering a wide variety of cuisines. Local conveniences include Co-op and Tesco Express. Transport links are strong, with nearby bus routes and Chingford Overground Station, providing direct access to Liverpool Street, as well as easy interchange to the Victoria Line at Walthamstow Central (Zone 3).

Perfectly positioned between city and countryside, the area also offers the vast green expanses of Epping Forest, ideal for scenic walks and outdoor leisure. Families will appreciate the proximity to well-regarded primary and secondary schools.

The property is offered chain free and, in our opinion, would make an ideal home for a first-time buyer, someone downsizing, or a buy-to-let investor. Viewing is highly recommended.

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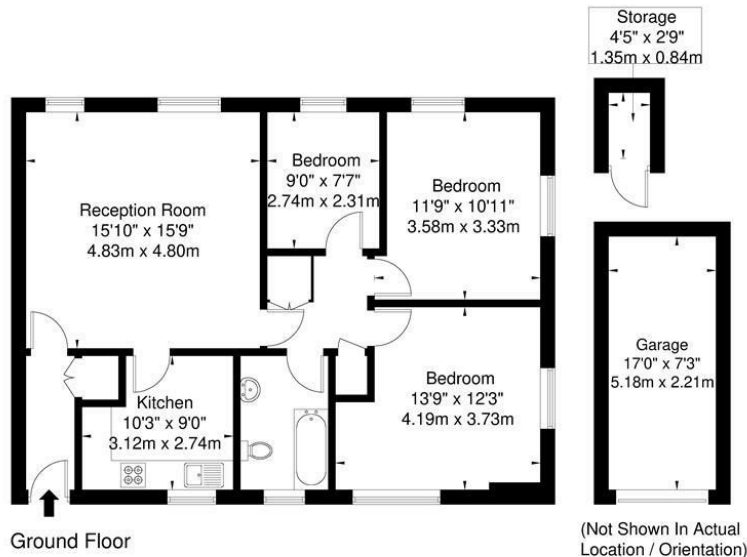






Russell Lodge, Endlebury Road London, E4 6QA

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft
 Outbuilding = 12.5 sq m / 134 sq ft
 Total = 94.2 sq m / 1013 sq ft



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 - Share of Freehold

COUNCIL TAX BAND

C

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		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk