



Saxlingham Road, Chingford, E4 6LF

£285,000 

## PROPERTY SUMMARY

Situated on a quiet residential road in Chingford Hatch is this spacious self contained one bedroom flat set on the first floor. The property benefits from a spacious living room, a modern fitted kitchen, modern fitted bathroom, double glazing, gas central heating, own front door, own rear garden area and good storage space.

The property has a lease in the region of 179 year remaining with an annual service charge of £800.

Saxlingham Road is ideally situated for local amenities and with easy access back to Chingford Mount, Highams Park and Station Road in North Chingford. All the areas have a vast array of bars, coffee shops and restaurants along with excellent transport links. There is also easy access to several parks in the area along with the vast spaces of Epping Forest.

In our opinion this property would be an ideal purchase for a first time buyer or buy to let investor and viewing is highly recommended.

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## Saxlingham Road- E4

Approximate Gross Internal Area 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup>



### FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.  
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### GROUND FLOOR



**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**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		
(55-68) D	60	64
(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



**Coultons**

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