



Coultons
FOR SALE
020 8090 0860
www.coultons.co.uk

Chingford Avenue, Chingford, E4 6RJ

£350,000

 **Coultons**

PROPERTY SUMMARY

Occupying 855 sq.ft (79sq.m) is this spacious and well maintained ground floor period converted flat. The property benefits from two double bedrooms, a spacious living room to the front which can also be used as a third bedroom, a large modern fitted kitchen with dining/family room, a utility room, a modern fitted bathroom, an additional WC, double glazing, gas central heating, a rear garden which is approximately 50ft in length, and is being sold on a chain free basis.

We have been advised the remaining lease is approximately 140 years, the annual ground rent is £75 with an annual service charge of £1990. The roof on the building has been replaced in April 2024.

Chingford Avenue is situated between both shopping areas of Chingford Mount and the High Street of Station Road in North Chingford. Both have an array of bars, coffee shops & restaurants with a great choice of different cuisines. The green spaces of the Ridgeway Park are close by along with the vast area of Epping Forest for great walks any cycling enthusiasts.

There are also several schools in the area which include Parkside Primary, Lime Academy Larkwood, Chingford Foundation Secondary and Chase Lane Primary. Transport links includes local bus routes along with Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

In our opinion this property will make an excellent home for a first time buyer or someone wishing to downsize. Viewing is highly recommended.

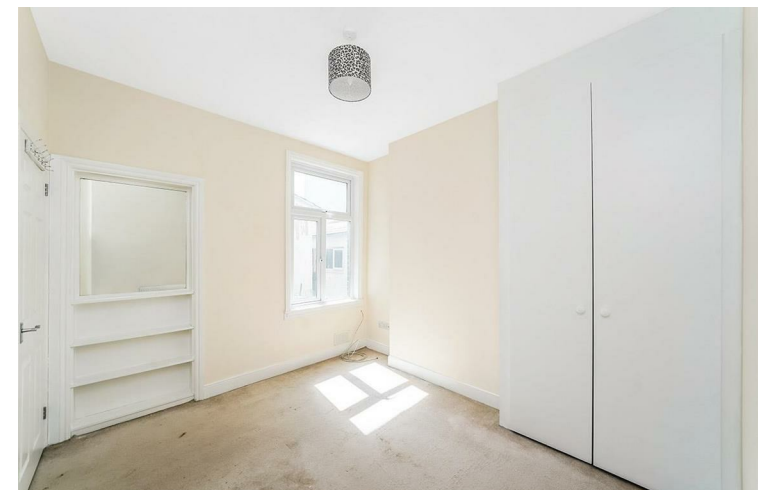
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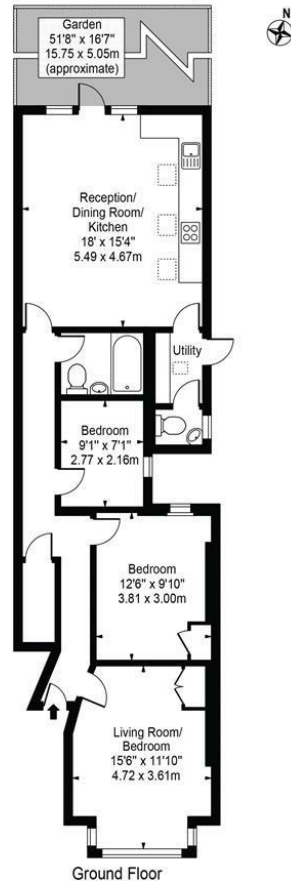








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Approx. Gross Internal Area 855 Sq Ft - 79.43 Sq M



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		
(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		
	54	71

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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