



Lea Court

16

NOVEMBER  
REDS & BROWN  
BY REQUEST ONLY

The Ridgeway, North Chingford, E4 6TU

PER MONTH  
£1,800 Per  
Month

 Coultons

## PROPERTY SUMMARY

Set on the first floor in this well maintained development on The Ridgeway in North Chingford is this well proportioned two bedroom apartment. Added benefits include a spacious living room, a modern fitted kitchen with washing machine and dishwasher, a modern fitted bathroom, double glazing, gas central heating, laminate flooring, two storage cupboards, built in wardrobes in both bedroom plus an allocated parking space.

The Ridgeway is only a short walk to the busy and vibrant shopping area of Station Road 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 Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station 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 to explore for when you fancy a tranquil walk right on your door step.

In our opinion this apartment will make an excellent home and viewing is highly recommended.

2



1



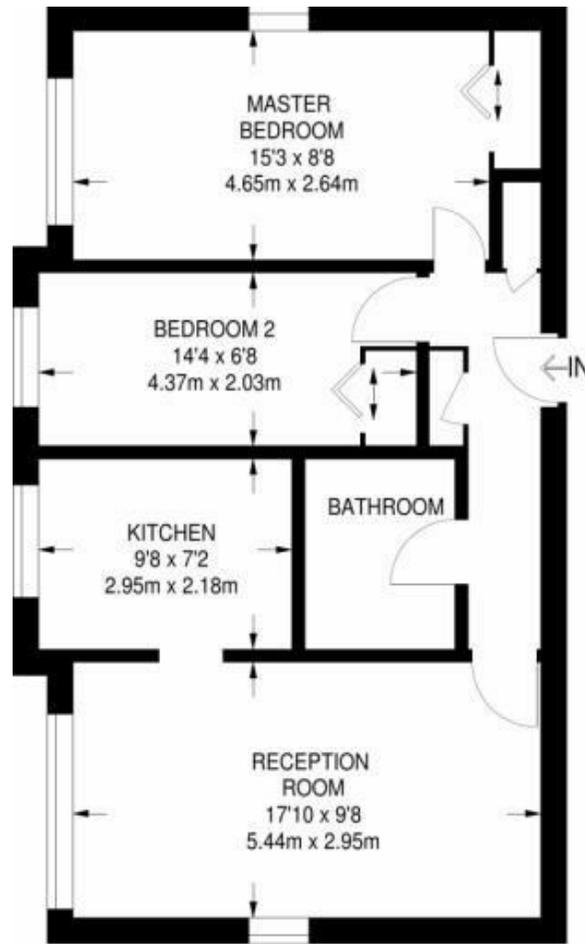
1











**APPROXIMATE GROSS INTERNAL AREA**  
**579 SQ FT / 53.8 SQ M**

**LOCAL AUTHORITY**  
 Waltham Forest

**TENURE**

**COUNCIL TAX BAND**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)

**OFFICE ADDRESS**

425a Lordship Lane  
 Wood Green  
 London  
 N22 5DH

020 3869 8989  
[sales@coultons.co.uk](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)