


The Lawns, Chingford, E4 9BZ

ASKING PRICE
£240,000

Coultons

## PROPERTY SUMMARY

Offering for sale this ground floor self contained one bedroom flat situated on a quiet residential turning in South Chingford. The property benefits from a good sized living room with a separate kitchen, fitted bathroom, double glazing, gas central heating, own front door and comes with a lease in the region of 111 years remaining.

The Lawns is a very short walk to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible. The property is also within easy reach of trendy Highams Park with it's shopping area along with the Overground Station with direct access into Liverpool Street.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkswood Primary Academy.

In our opinion this property would be an ideal purchase for a first time buyer. Viewing is highly recommended.

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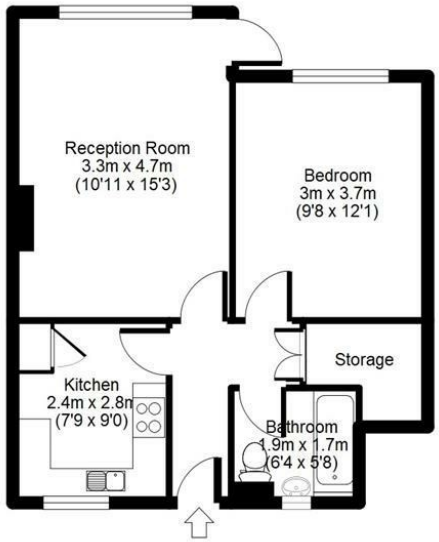





BALL GAMES &
THE EXERCISING
OF DOGS IS
PROHIBITED

# The Lawn, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 459 sq. ft / 43 sq. m



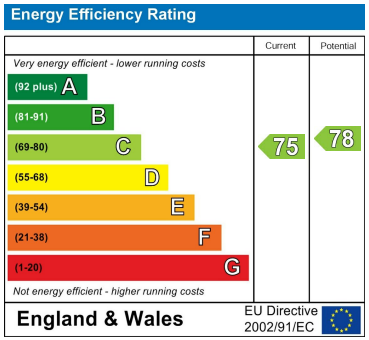

For identification purposes only
Measurements are approx and not to scale

**LOCAL AUTHORITY**
Waltham Forest

**TENURE**
Leasehold

**COUNCIL TAX BAND**
C

**VIEWINGS**
By prior appointment only




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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