



Crescent Road, North Chingford, E4 6AY

GUIDE PRICE  
£385,000

 **Coultons**



## PROPERTY SUMMARY

A rare opportunity to purchase this spacious two bedroom apartment set in a purpose built block on the second floor in a sought after location in North Chingford. The property benefits from a spacious living room with excellent views across Epping Forest, a separate fitted kitchen, a fitted shower room, double glazing, gas central heating, well maintained communal gardens, garage en bloc and is being offered chain free.

We have been advised that the property has a lease of approximately 964 years remaining along with a share of freehold, zero ground rent and an annual service charge of £1100.

Crescent Road is just around the corner from Station Road in North Chingford 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 interchange 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 across the road to explore for when you fancy a tranquil walk.

In our opinion this property would make an excellent home and would be an ideal purchase for a first time buyer or someone wishing to downsize. Viewing is a must.

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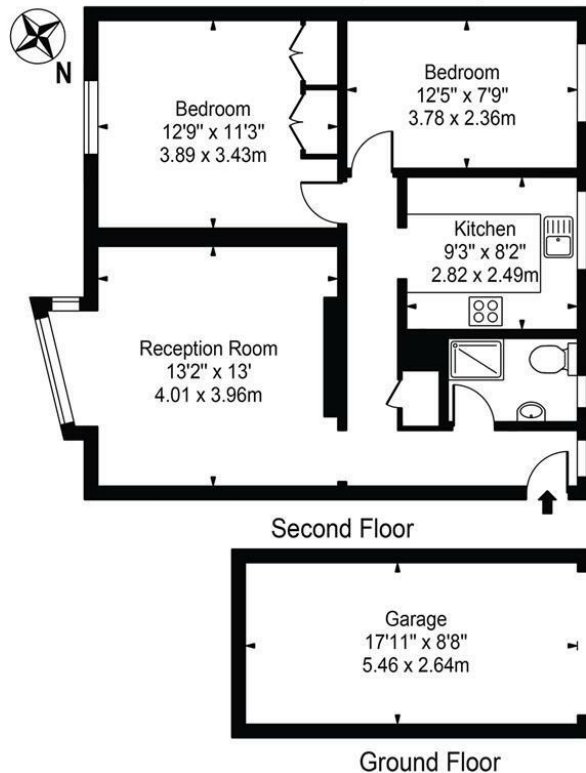








**Forest House,  
Crescent Road, E4 6AY**  
Approx. Gross Internal Area 669 Sq Ft - 62.15 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 155 Sq Ft - 14.41 Sq M



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 - Share of Freehold

#### COUNCIL TAX BAND

D

#### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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



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