

Forest View, North Chingford, E4 7AW

£425,000

Coultons

PROPERTY SUMMARY

A rare opportunity to purchase this spacious two double bedroom apartment, situated on the second floor of a purpose-built block in a highly sought-after location in North Chingford. The property enjoys excellent views over Chingford Golf Course and Epping Forest, offering a wonderful balance of town and country living.

The apartment features a generously proportioned open-plan living room and kitchen, with direct access to a private balcony enjoying the surrounding views. Further benefits include a fitted shower room, double glazing, electric heating, good storage space and a garage en-bloc.

We have been advised that the lease is currently being extended and will provide over 900 years remaining, together with an annual service charge of approximately £2,280.

Forest View is conveniently located just off Station Road in the heart of North Chingford, with a wide selection of independent shops, cafés, bars and restaurants close by, offering an excellent choice of cuisines for dining out. There are also several supermarkets and convenience stores nearby, including Co-op and Tesco Express.

For commuters, Chingford Overground Station is just around the corner, providing direct services into Liverpool Street. There are also numerous local bus routes, while Walthamstow Central provides access to the Victoria Line and is within easy reach.

One of the area's greatest attractions is Epping Forest, which lies virtually on the doorstep. With miles of woodland, open spaces and scenic walks to explore, it provides the perfect escape when you want to enjoy some peace and tranquillity.

In our opinion, this is an excellent opportunity for a first-time buyer, couple or someone looking to downsize. An internal viewing is highly recommended to fully appreciate the space, location and views this property has to offer.

2

1

1













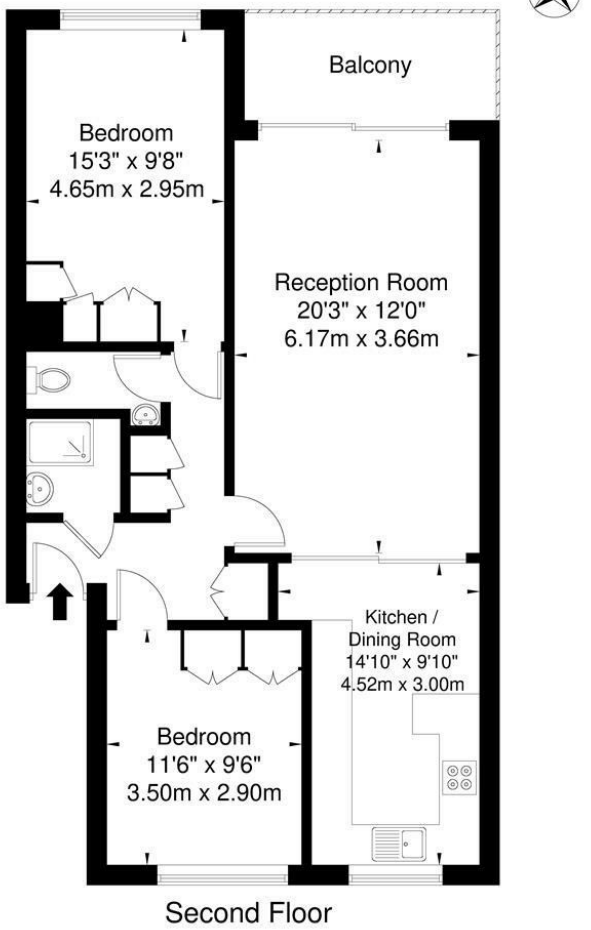






Doncel Court, Forest View, London, E4 7AW

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



Second Floor

For Illustration Purposes Only - Not To Scale

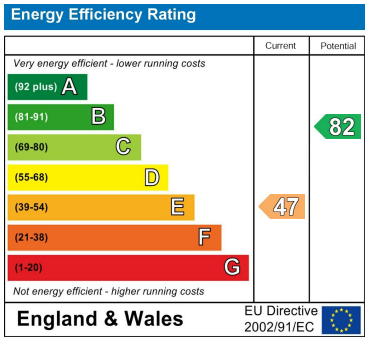
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements 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
E

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

OFFICE ADDRESS
26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS
425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk