



Crescent Road, North Chingford, E4 6AX

£370,000

 **Coultons**



## PROPERTY SUMMARY

Offering for sale this two bedroom apartment in need of modernisation set on the third floor in a purpose built block located on one of North Chingfords premier roads. Added benefits include a spacious living room, separate fitted kitchen, bathroom, double glazing, gas central heating, balcony/terrace with views across Epping Forest, allocated parking space and lift access to all floors.

We have been advised that the lease is in the region of 966 years remaining and comes with a share of freehold. The annual service charge of approximately £2753.63.

Crescent Road is situated is a very short walk back to the vibrant shopping area of Station Road in North Chingford where you will find a vast array of retailers including Amazon Fresh, Tescos, Co-op, Boots as well as independent retailers. There are also plenty of coffee shops, bars and restaurants with a variety of cuisines to choose from.

Transport links includes local bus routes along with Chingford Overground Station with direct access into Liverpool Street in 26 minutes. You can also inter-change onto the underground at Walthamstow Central (Victoria Line - Zone 3). The vast green and wooded areas of Epping Forest are literally on the door step where you can go for a long and peaceful walk and enjoy the nature trails.

In our opinion once modernised this property would make an excellent purchase for a first time buyer or a down sizer and viewing is a must.

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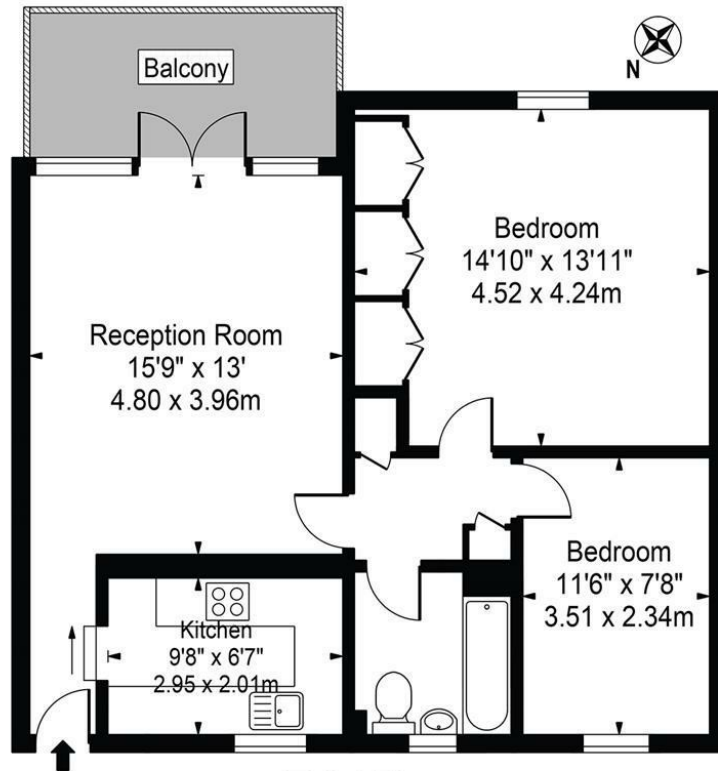








Hadleigh Court,  
Crescent Road, North Chingford, E4 6AX  
Approx. Gross Internal Area 697 Sq Ft - 64.75 Sq M



Third 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 - 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) A		
(81-91) B		
(69-80) C	77	77
(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

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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