

Heathcote Grove, North Chingford, E4 6RU

£300,000

Coultons

PROPERTY SUMMARY

Situated on a quiet and highly sought-after residential turning, this spacious ground floor two-bedroom apartment is set within a well-maintained purpose-built block and extends to approximately 660 sq. ft. (61 sq. m). The property offers a generous living room, a modern fitted kitchen, a modern fitted bathroom, double glazing, gas central heating, and the added benefit of a garage en bloc.

We have been advised that the property benefits from a lease of approximately 130 years remaining, with a peppercorn ground rent and an annual service charge of approximately £2,100.

Heathcote Grove is ideally positioned between the popular shopping areas of Chingford Mount and Station Road in North Chingford, both offering an excellent selection of bars, coffee shops, restaurants, and everyday amenities. The open green spaces of Ridgeway Park are within easy reach, while Epping Forest provides miles of scenic walks and cycling routes.

The area is also well served by a number of highly regarded schools, including Parkside Primary School, Lime Academy Larkswood, Chingford Foundation School, and Chase Lane Primary School.

Excellent transport links are available via local bus routes and Chingford Overground Station, which provides direct services into Liverpool Street. Walthamstow Central is also easily accessible, offering connections to the Victoria Line (Zone 3) for quick access across London.

In our opinion, this property would make an ideal purchase for a first-time buyer, downsizer, or investment purchaser seeking a well-located and well-proportioned home. Early viewing is highly recommended.

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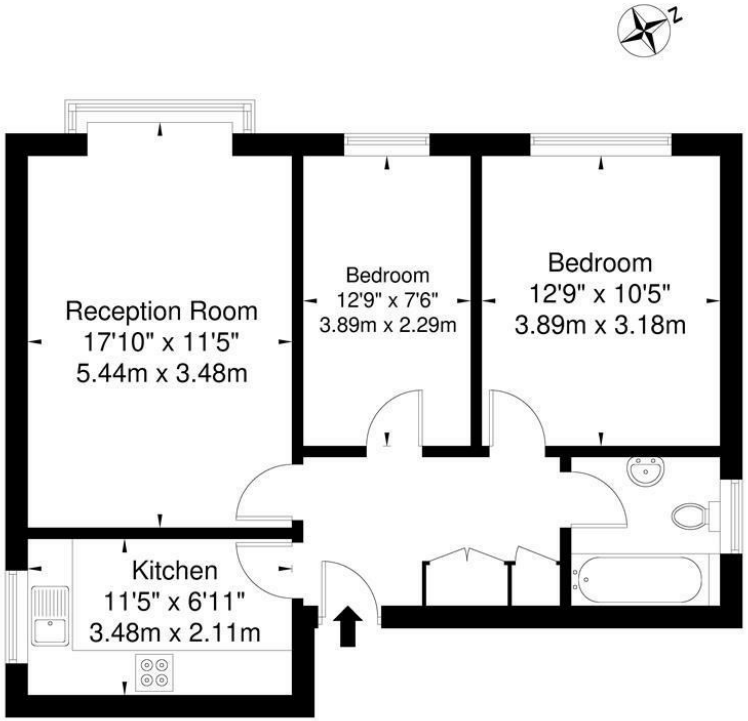






Kingsmead Lodge, Heathcote Grove, North Chingford, E4 6RU

Approximate Gross Internal Area = 61.4 sq m / 660 sq ft



Ground Floor

For Illustration Purposes Only - Not To Scale

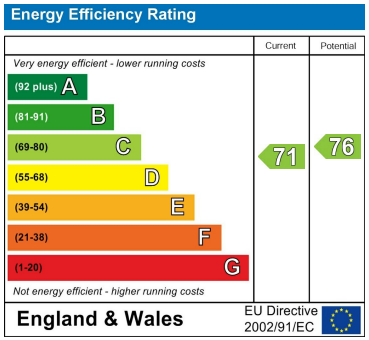
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements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

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