



Warren Road, North Chingford, E4 6QS

GUIDE PRICE
£350,000

 **Coultons**

PROPERTY SUMMARY

Guide Price: £350,000 to £400,000.

Offering for sale this self-contained two double bedroom first floor flat situated on a quiet and sought after residential road in North Chingford. Added benefits include a spacious living room, a modern fitted kitchen, a fitted bathroom, double glazing, gas central heating, plenty of storage space, own front door, own section of rear garden and comes with a lease with approximately 933 years remaining.

Warren Road is a short walk 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 inter-change 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 to explore for when you fancy a tranquil walk.

In our opinion this property would make an excellent purchase for a first time buyer or someone downsizing. The property is being offered on a chain free basis and viewing is highly recommended.

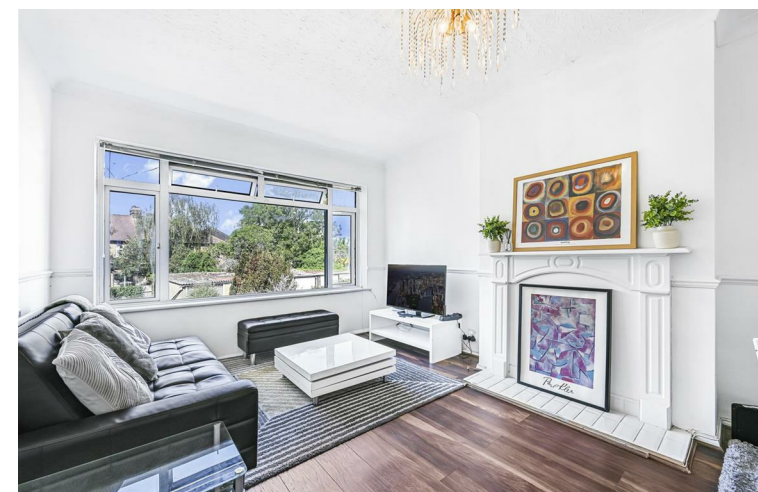
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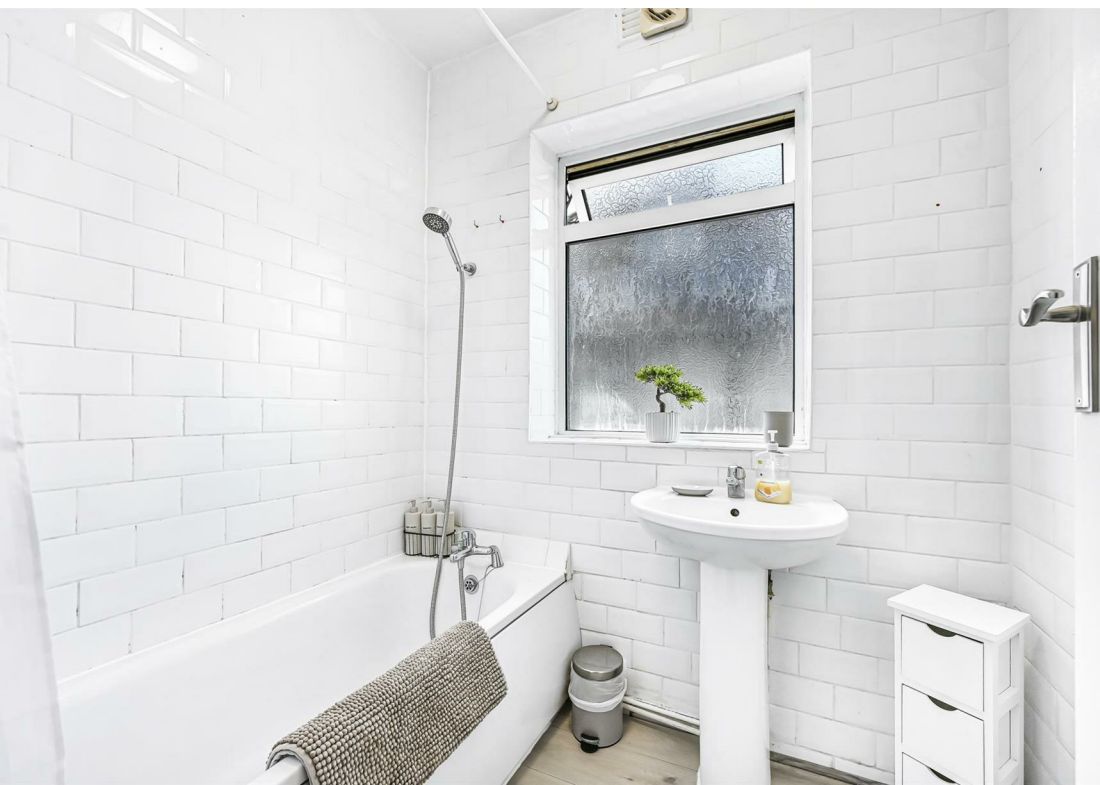
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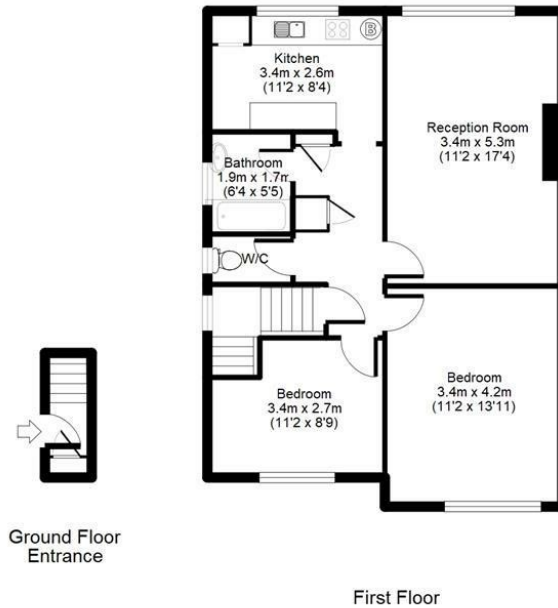






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APPROX GROSS INTERNAL FLOOR AREA: 705 sq. ft / 66 sq. m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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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