



Station Road, North Chingford, E4 7BH

£310,000  Coultons

PROPERTY SUMMARY

Offering for sale this spacious and well-presented two-bedroom first-floor apartment, extending to approximately 916 sqft (85.1 sqm), situated in the highly sought-after area of North Chingford. The property benefits from a bright and spacious separate living room, a modern fitted kitchen, a modern fitted bathroom, a generous entrance hallway, double glazing throughout, and electric heating.

We have been advised that the lease has approximately 109 years remaining, with an annual ground rent of £100 and annual building insurance costs in the region of £100.

Station Road is ideally positioned in the heart of North Chingford, offering an excellent selection of independent retailers, cafés, bars, and restaurants catering to a wide variety of tastes. Everyday shopping needs are well served by local supermarkets including Co-op and Tesco Express. Transport links are excellent, with numerous local bus routes and Chingford Overground Station, providing direct services to London Liverpool Street. Connections to the Victoria Line are available via Walthamstow Central Underground Station (Zone 3).

Perfectly balancing city convenience with countryside charm, the property is within easy reach of the vast open spaces of Epping Forest, offering miles of scenic walks, cycling routes, and recreational facilities.

Offered to the market chain free, this property would make an ideal purchase for a first-time buyer, downsizer, or buy-to-let investor. Early viewing is highly recommended to fully appreciate the size, location, and potential of this excellent apartment.

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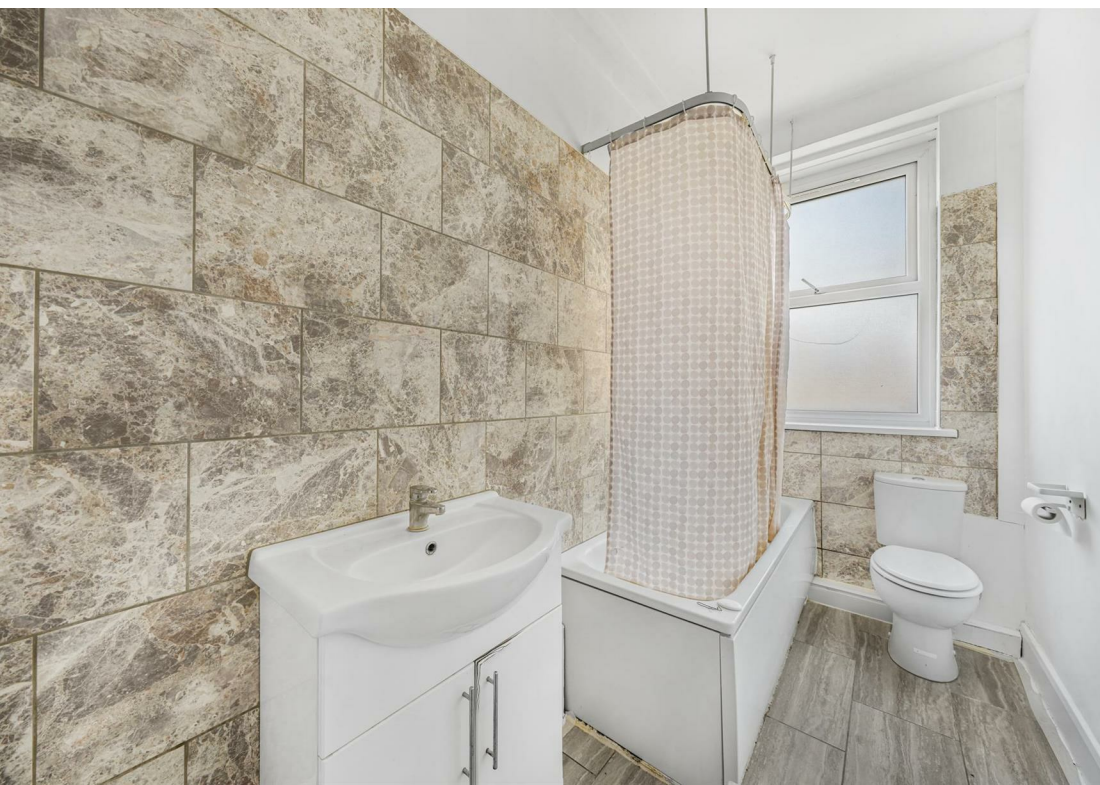
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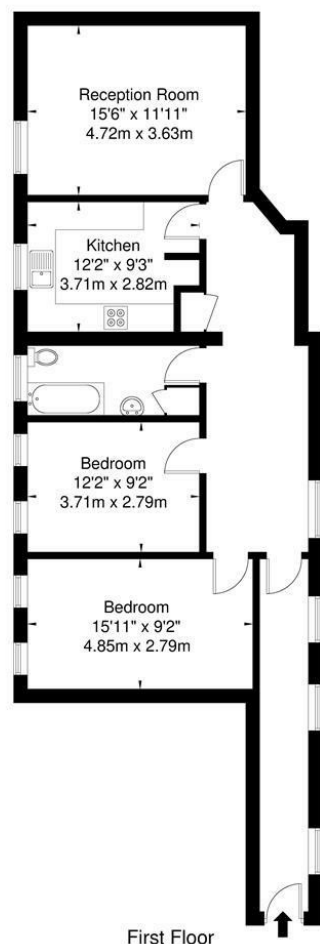






Electric House, Station Road, North Chingford, E4 7BH

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



First 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

B

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		
(55-68) D	65	78
(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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