



Forest View, North Chingford, E4 7UD

GUIDE PRICE  
£400,000

 **Coultons**



## PROPERTY SUMMARY

**\*\*Guide Price £400,000-£425,000\*\***

A rare opportunity to purchase this very well maintained two bedroom apartment set in a purpose built block on the ground floor in a sought after location in North Chingford. The property benefits from a spacious living room, a contemporary fitted kitchen with integrated appliances, a modern fitted bathroom, double glazing, gas central heating, and comes with an allocated parking space.

We have been advised that the property has a lease with approximately 997 years remaining along with a share of freehold, peppercorn ground rent and an annual service charge of £3300 which includes a sinking fund.

Forest View is just around the corner 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 (which is just around the corner) 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 across the road to explore for when you fancy a tranquil walk.

In our opinion this property would make an excellent home and would be an ideal purchase for a first time buyer or someone wishing to downsize. Viewing is a must.

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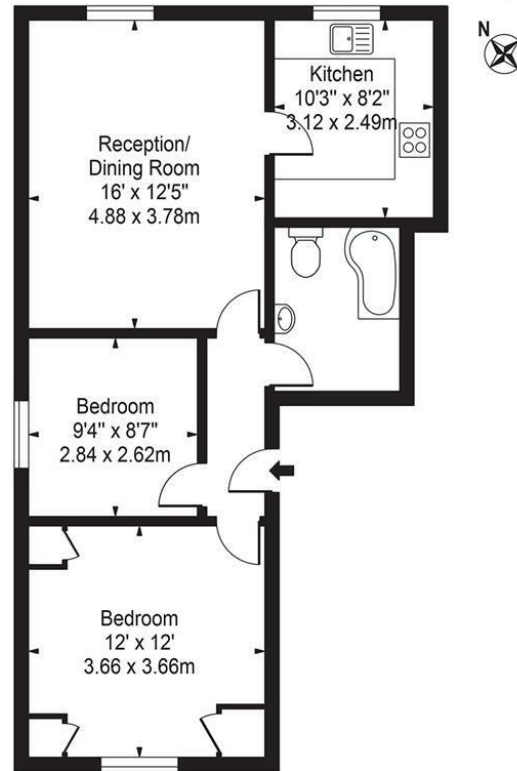








St. Theresa Court,  
Forest View North Chingford, E4 7UD  
Approx. Gross Internal Area 621 Sq Ft - 57.69 Sq M



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, 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		
(55-68) D	71	74
(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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