



Chingford Avenue, Chingford, E4 6RL

£325,000  Coultons

PROPERTY SUMMARY

Occupying 779sq ft (72sqm) is this spacious and well proportioned split level flat. The property benefits from two double bedrooms, a spacious living room, a separate kitchen, a modern fitted bathroom, double glazing, gas central heating, and garage en-bloc.

We have been advised that the lease is approximately 955 years with a share of freehold.

Chingford Avenue is a quiet residential road with easy access to both shopping areas of Chingford Mount and Station Road in North Chingford. Both areas have several eateries, coffee shops and bars catering for everyone.

Transport links include very good bus services along with Chingford Overground Station giving direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

The green spaces of Ridgeway Park are very close by, as are the vast spaces of Epping Forest, Connaught Waters and Chingford Golf Course which are just up the road for when you fancy a lovely and peaceful walk.

In our opinion this property would make an ideal starter home and is being offered on a chain free basis. Viewing is highly recommended.

2



1



1



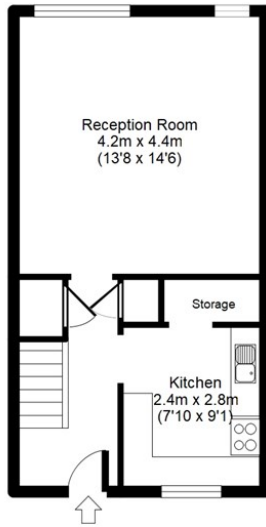




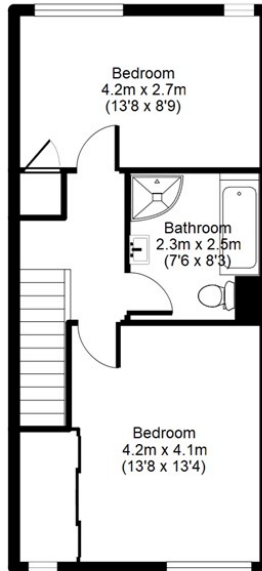


Ingrebourne Court, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 779 sq. ft / 72 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk