



Forest View, North Chingford, E4 7GA

£650,000

 **Coultons**



## PROPERTY SUMMARY

Occupying 995sqft (93sqm) and situated on the second floor in this sought after purpose built block is this two double bedroom apartment in North Chingford with excellent views over Chingford Golf Course and Epping Forest. Added benefits include a spacious living room with balcony, a modern fitted kitchen with dining area, family shower room plus an en-suite bathroom to the primary bedroom, double glazing, gas central heating, secure gated allocated parking space, communal gardens and a lift for easy access to the property.

We have been advised that the property has a lease with approximately 101 years remaining along with a share of freehold and the annual service charge is in the region of £3550.

Forest View is just down the road 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 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. Photos are pre-current tenancy.

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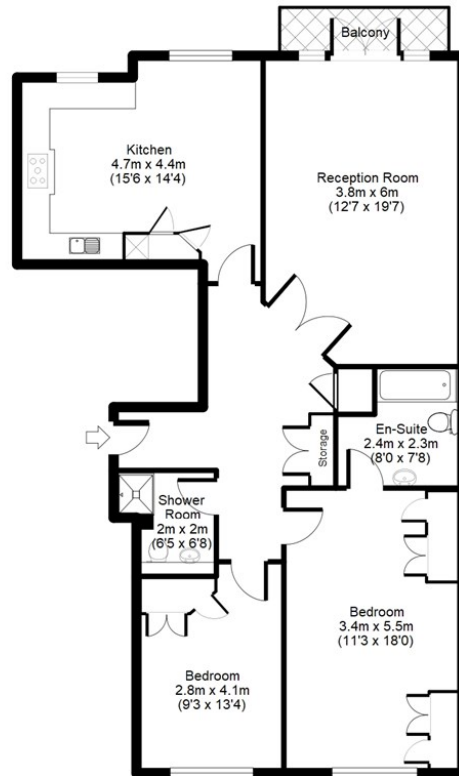






## Grosvenor Heights, Forest View, E4

APPROX GROSS INTERNAL FLOOR AREA: 995 sq. ft / 93 sq. m



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**  
E

**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		
(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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