



Station Road, North Chingford, E4 7BH

£300,000  Coultons

PROPERTY SUMMARY

Offering for sale this spacious two bedroom flat set on the first floor and occupies 836 sqft (77.7sqm) and situated in the highly sought after area of North Chingford. Added benefits include a separate living, a modern fitted kitchen, a modern fitted bathroom with separate WC double glazing, and electric heating.

We have been advised that the lease is approximately 109 years with an annual ground rent of £100 and annual insurance of in the region of £100.

Station Road is located in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as 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 onto 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 just down the road.

The property is being offered on a chain free basis and viewing is highly recommended.

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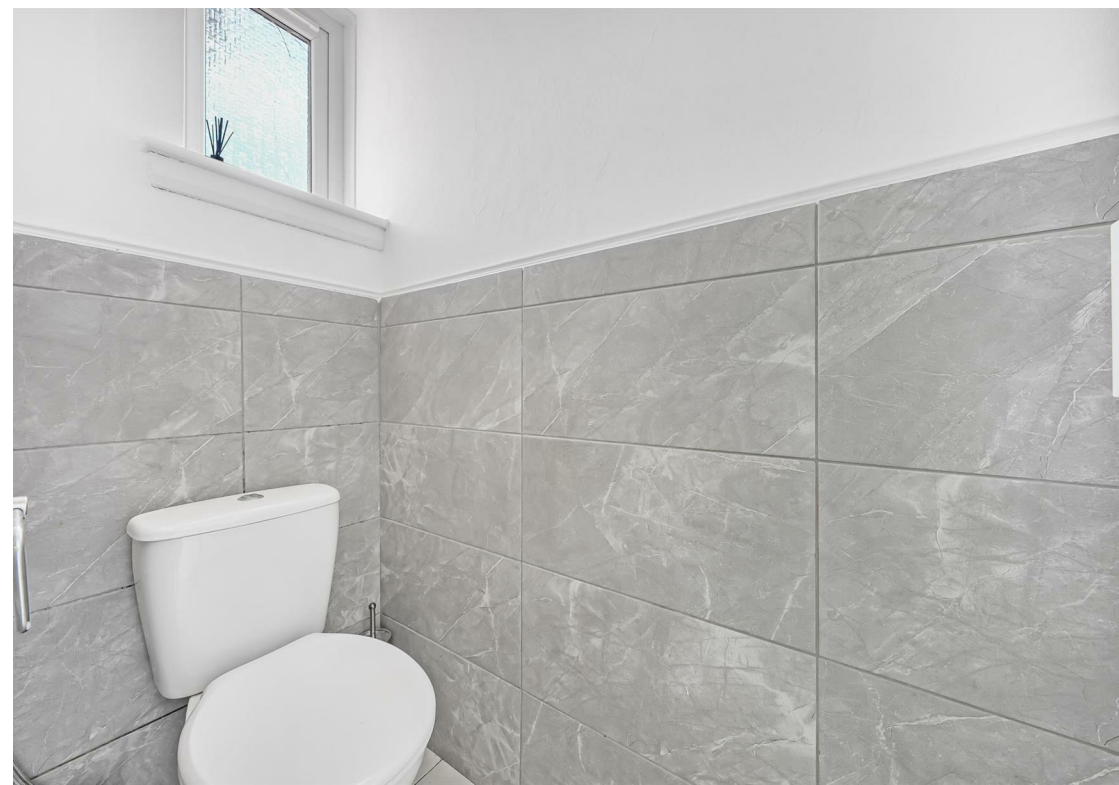
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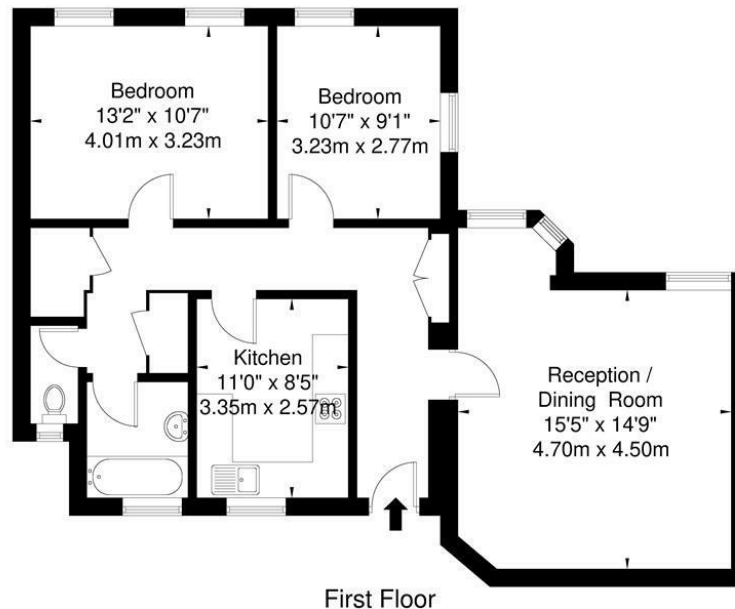








Electric House, Station Road, North Chingford, E4 7BH
Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



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	78	81
(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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