



Connington Crescent, Chingford, E4 6LW

PER MONTH
£1,800 Per
Month

 **Coultons**

PROPERTY SUMMARY

Situated on the first floor of this modern and well-maintained development, this spacious two-bedroom apartment offers stylish and comfortable living throughout. Benefits include a generous open-plan living and dining area with a contemporary fitted kitchen, a principal bedroom with en-suite shower room, a modern family bathroom, double glazing, electric heating, ample storage space, a private balcony, and communal parking.

Ashton Court is ideally situated in the sought-after Chingford Hatch area, conveniently close to a range of local amenities. Both North Chingford's Station Road and Highams Park are within easy reach, providing an excellent selection of bars, restaurants, cafés, supermarkets, and independent shops.

The property is well served by public transport, with local bus routes nearby and both Highams Park and Chingford Overground Stations easily accessible, offering direct services into Liverpool Street. Walthamstow Central Underground Station is also within convenient reach. For those who enjoy the outdoors, the vast open spaces of Epping Forest are just a short walk away.

Early viewing is highly recommended.

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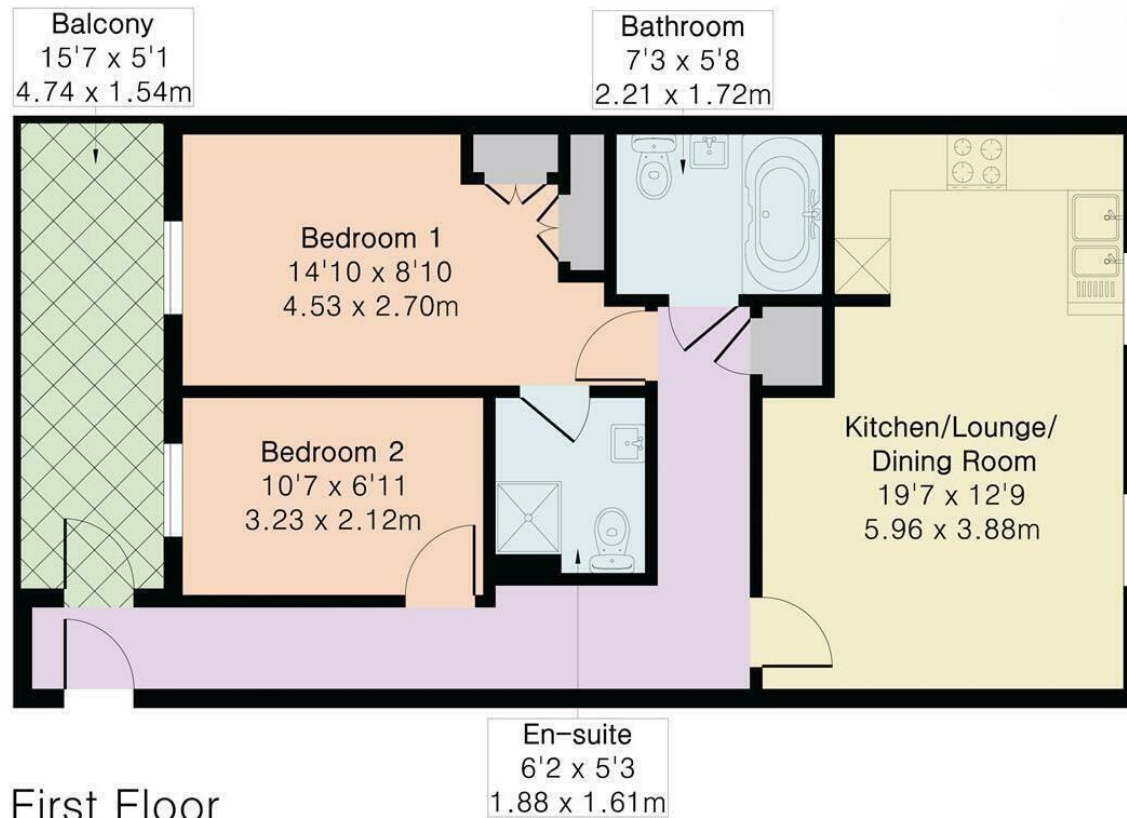








Approximate Gross Internal Area 664 sq ft - 62 sq m



LOCAL AUTHORITY
Waltham Forest

TENURE

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	83
	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
lettings@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

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