



Hungerdown, North Chingford, E4 6QJ

PER MONTH
£1,350 Per Month

 **Coultons**

PROPERTY SUMMARY

Situated on the lower ground floor of a purpose-built development, this well-presented and generously proportioned one-bedroom apartment offers comfortable and convenient living. The property benefits from a spacious reception room, a modern fitted kitchen, a contemporary bathroom, double glazing, gas central heating, and excellent storage throughout.

Hungerdown is ideally located just off The Ridgeway and within easy walking distance of the vibrant amenities of Station Road. The area offers an excellent selection of independent shops, cafés, bars, and restaurants, alongside convenient everyday amenities including Co-op and Tesco Express supermarkets.

Excellent transport links are available, with local bus services nearby and Chingford Overground Station providing direct connections to London Liverpool Street. Walthamstow Central Station (Victoria Line, Zone 3) is also easily accessible, offering seamless access to the London Underground network.

Combining the best of city convenience and green open spaces, the property is just moments from the expansive Epping Forest, perfect for leisurely walks, cycling, and outdoor recreation.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

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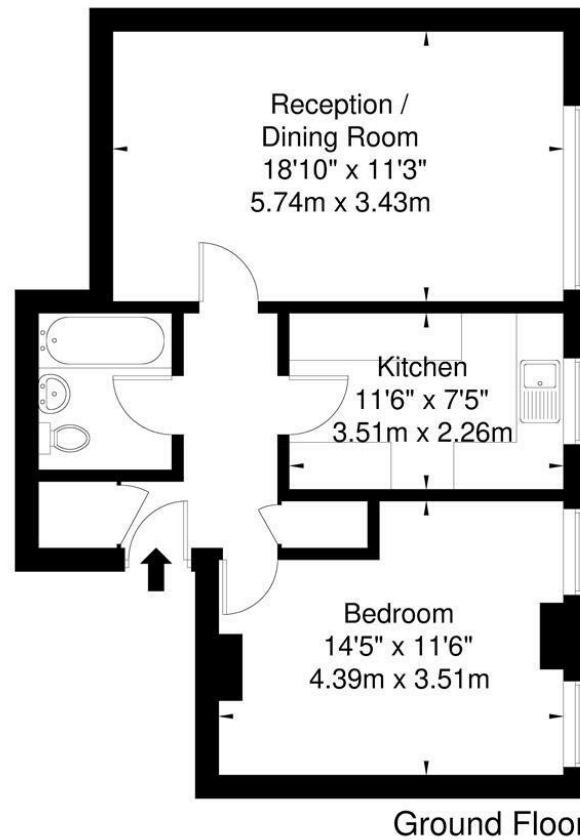


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Hungerdown, London, E4 6QJ
Approximate Gross Internal Area = 53.5 sq m / 575 sq ft



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

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	73	76
(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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