

Stanley Road, North Chingford, E4 7DB

£350,000

Coultons

PROPERTY SUMMARY

Situated on a quiet residential road in the heart of North Chingford, this one/two-bedroom flat forms part of a period conversion. The property offers a spacious living room, a generous fitted kitchen with dining area, a modern bathroom, and the added benefit of a share of the rear garden, accessed via the kitchen and an external staircase.

We have been advised that the property benefits from approximately 993 years remaining on the lease, together with a share of the freehold.

Stanley Road is ideally positioned just moments from Station Road, where you'll find an excellent selection of independent retailers, cafés, bars, and restaurants offering a wide variety of cuisines. Everyday conveniences are well catered for with nearby supermarkets including Co-op and Tesco Express. Transport links are superb, with local bus routes and Chingford Overground Station just a short walk away, providing direct services to Liverpool Street. Walthamstow Central is also easily accessible, offering connections to the Victoria Line (Zone 3).

Perfectly balancing city convenience with countryside charm, North Chingford is renowned for its proximity to the vast green open spaces of Epping Forest, providing endless opportunities for walking, cycling, and outdoor recreation.

In our opinion, this property would make an ideal purchase for a first-time buyer, downsizer, or buy-to-let investor. Offered to the market chain free, early viewing is highly recommended.

Please note, photos used are prior to current tenancy.

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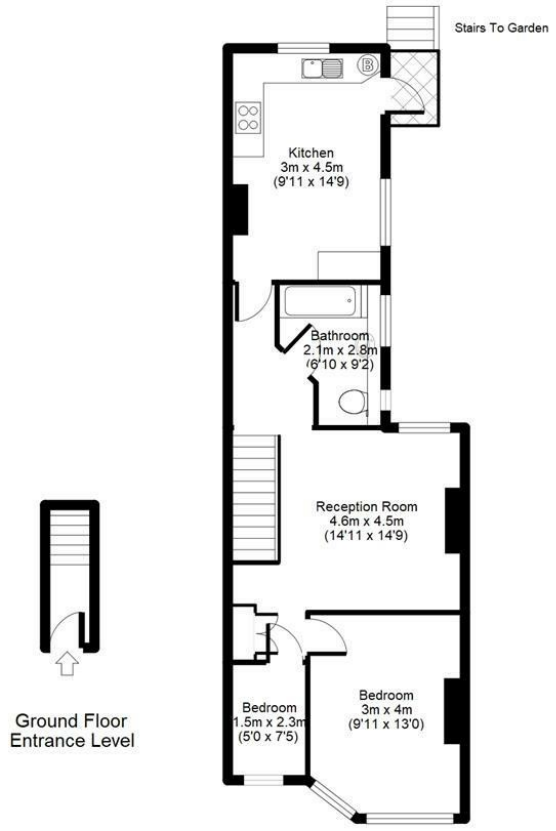






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APPROX GROSS INTERNAL FLOOR AREA: 621 sq. ft / 58 sq. m

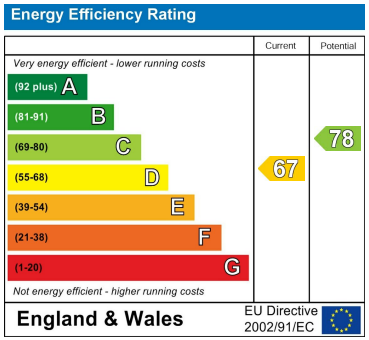


LOCAL AUTHORITY
Waltham Forest

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



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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