



Larkshall Road, North Chingford, E4 6TG

GUIDE PRICE  
£300,000

 **Coultons**

## PROPERTY SUMMARY

Guide Price \*\* £300,000-£325,000 \*\*

Situated within a well maintained block is this very well presented two double bedroom ground floor property offering spacious accommodation throughout.

The apartment benefits from a very spacious living/dining room, a kitchen breakfast room, two double bedrooms and a good size bathroom. Allocated and visitors parking spaces are also available plus communal gardens at the rear side of the block.

Chingford Train Station is located within 15 minutes walking distance and Station Road's shops and amenities within a short walk.

The property is available to purchase on a chain free basis.! Please call our team to arrange a viewing appointment on 0208 0900 860.

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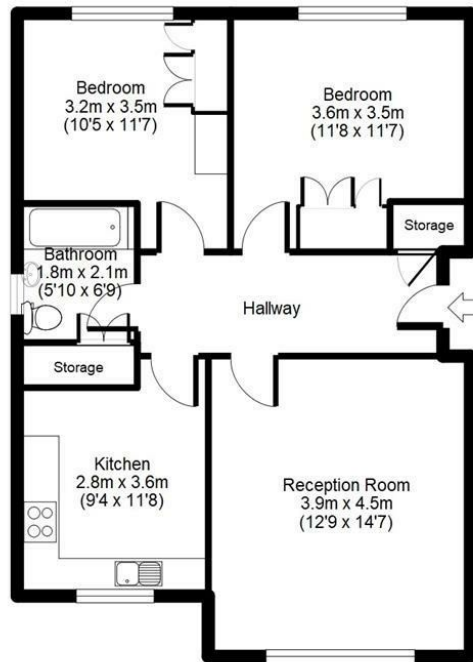
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# Holmes Court, Larkshall Road, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 661 sq. ft / 61 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**  
C

**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		67	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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