



Station Road, North Chingford, E4 7BE

£219,950

 **Coultons**

PROPERTY SUMMARY

INVESTORS ONLY:

Offering for sale this spacious one bedroom flat above a commercial premises situated in the highly sought after area of North Chingford. Added benefits includes an open plan living with a modern fitted kitchen, a modern fitted bathroom, double glazing, gas central heating. We have also been advised that the roof was changed around a year ago.

The property is currently rented out for £15000 per annum and we have been advised that the lease is in excess of 100 years with an annual ground rent of £150 and annual service charge of £1340.

Station Road is located in the heart of North Chingford with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just down the road) with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

Viewing is highly recommended.

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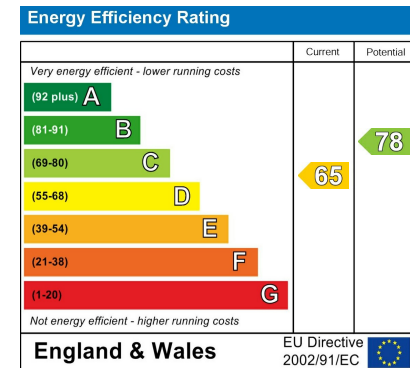


LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Leasehold

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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