



Chingford Avenue, Chingford, E4 6RW

GUIDE PRICE
£300,000



PROPERTY SUMMARY

GUIDE PRICE: £300,000 to £320,000.

Set on the first floor of a purpose built block is this bright, spacious and well maintained two double bedroom flat. Added benefits include a spacious living room, a fitted kitchen, fitted shower room, double glazing, gas central heating, and a garage en-bloc.

We have been advised that there is a lease of approximately 961 years remaining along with a share of the freehold and the annual service charge is £1200.

Chingford Avenue is a quiet residential road with easy access to both shopping areas of Chingford Mount and Station Road in North Chingford. Both areas have several eateries, coffee shops and bars catering for everyone. Transport links include very good bus services along with Chingford Overground Station giving direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

The green spaces of Ridgeway Park are very close by, as are the vast spaces of Epping Forest, Connaught Waters and Chingford Golf Course which are just up the road for when you fancy a lovely and peaceful walk.

In our opinion this property would make an ideal starter home and is being offered on a chain free basis. Viewing is highly recommended.

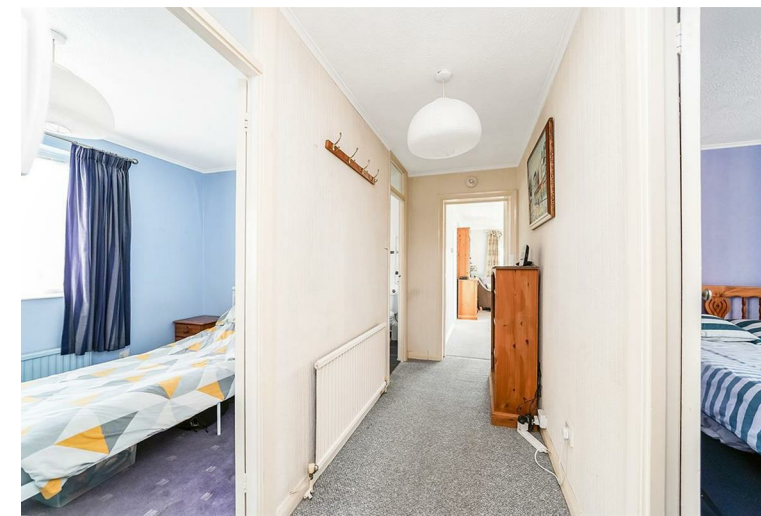
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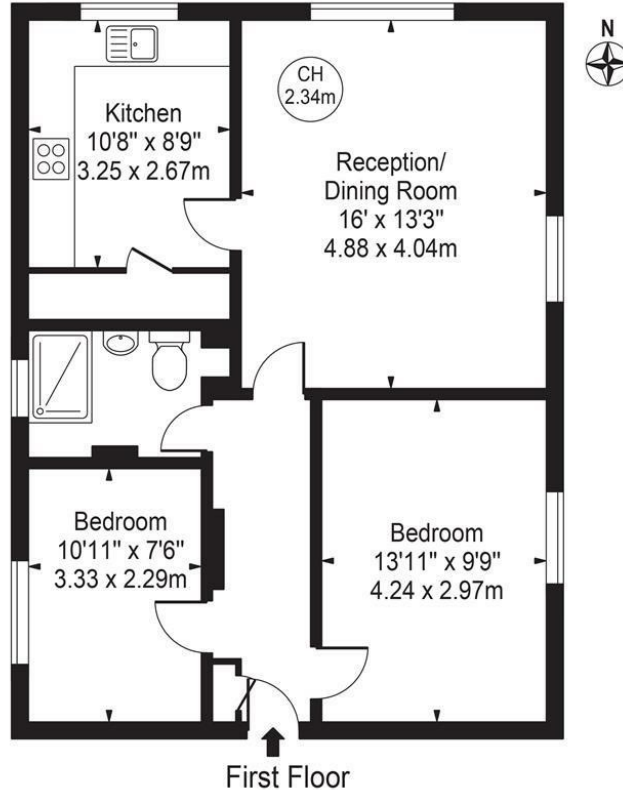








Aldbrough Court,
Chingford Avenue, Chingford, E4 6RW
Approx. Gross Internal Area 686 Sq Ft - 63.73 Sq M



First Floor
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, searches, 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

Leasehold - Share of Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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