



Westward Road, Chingford, E4 8QH £285,000 

PROPERTY SUMMARY

Guide Price £285,000-£300,000

Situated on a quiet residential road in South Chingford is this first floor flat converted from a period semi-detached house. The property benefits from two bedrooms, a spacious living room, a kitchen diner, fitted bathroom, double glazing, gas central heating, own section of rear garden accessed via stairs to the rear which is approximately 35ft in length, and comes with a lease of 123 years remaining.

Westward Road is situated close to local amenities along with the busy shopping area of Chingford Mount with all its bars, restaurants & coffee shops. Public transport includes bus routes from Chingford to Walthamstow and Westfields in Stratford, and for those who drive, the A406 North Circular Road is easily accessible.

There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby.

In our opinion the property would be an ideal purchase for a first time buyer or buy to let investor and viewing is highly recommended.

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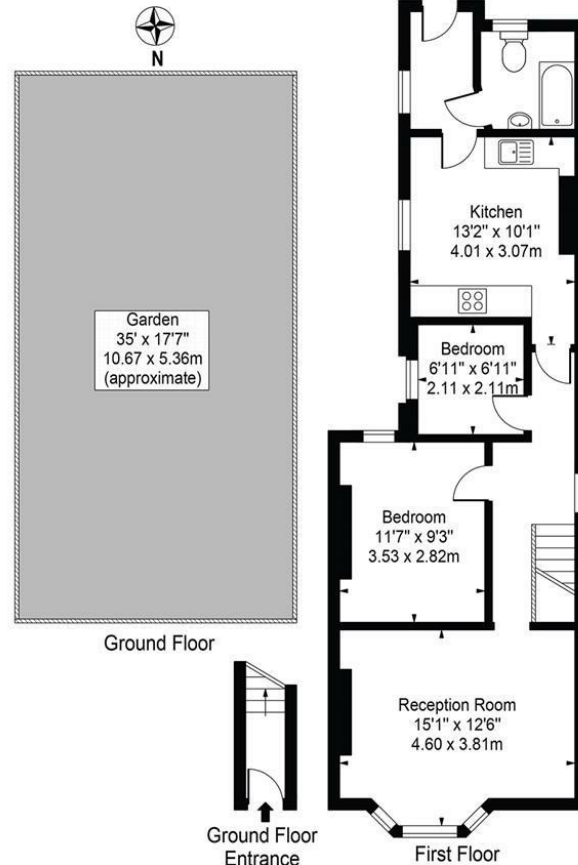








Westward Road, E4 8QN
 Approx. Gross Internal Area 647 Sq Ft - 60.11 Sq M



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

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		58	
(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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