



Stapleford Close, Chingford, E4 6XR

£265,000

 Coultons

PROPERTY SUMMARY

Offering for sale this very well proportioned and spacious one bedroom maisonette situated on a quiet residential close. The property benefits from access via its own front door with stairs leading to the first floor, a separate living room, a spacious kitchen with breakfast bar, bathroom, double glazing, gas central heating, and we have been advised with a lease with over 160 years remaining and is being sold on a chain free basis.

Stapleford Close is within easy reach of the shopping facilities of both Chingford Mount & Station Road in North Chingford with a vast array of bars, restaurants, coffee shops and transport links with access into trendy Walthamstow, Hackney, Stratford and Liverpool Street. The property has been well maintained by the current vendor and in our opinion would make an ideal purchase for a first time buyer or buy to let investor. Viewing is highly recommended.

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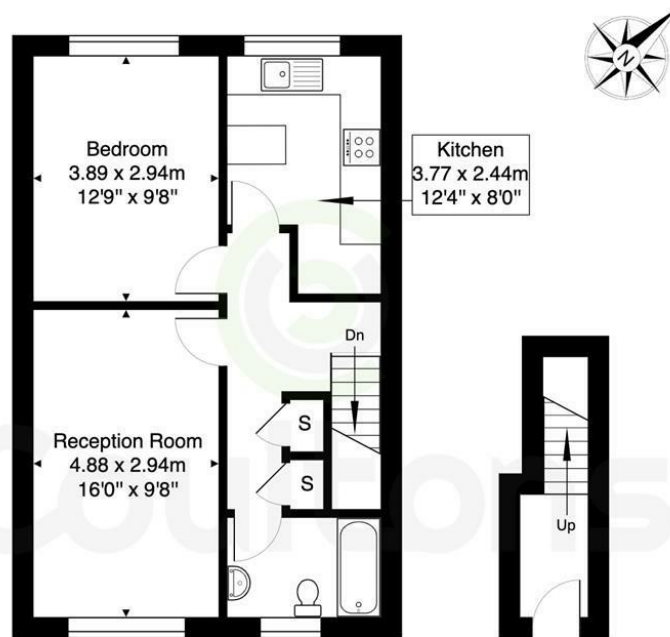
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Stapleford Close- E4

Approximate Gross Internal Area 50.0 m² ... 538 ft²



FIRST FLOOR

GROUND FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Leasehold

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	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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