



Higham Station Avenue, E4 9XG

£230,000  Coultons

PROPERTY SUMMARY

Situated on a quiet and sought after development is this one bedroom flat set on the first floor in a purpose built block. Added benefits include an open plan lounge with a modern fitted kitchen, a modern fitted bathroom, double glazing, electric heating, and comes with an allocated parking space.

We have been advised that the remaining lease is approximately 84 years, with an annual ground rent of £300, and the annual service charge is £1500.

The property is situated close to local amenities and with easy access to both the busy shopping areas of Chingford Mount and Highams Park with all their bars restaurants and coffee shops along with Highams Park Overground Station (TFL Zone 4) with direct access to Liverpool Street and Walthamstow Central where you can change over to the Victoria Line (Zone 3) on the Underground. You will also have access to plenty of local bus routes as well as the A406 North Circular Road for those who drive.

The property is being sold on a chain free basis and in our opinion has been well maintained by the current vendor and will be an ideal purchase for a first time buyer or buy to let investor. Viewing is highly recommended.

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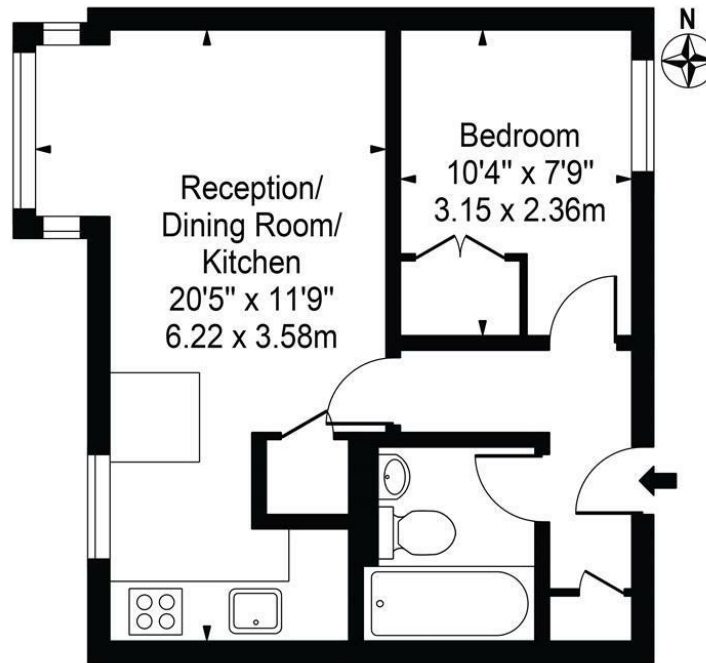








Higham Station Avenue, E4 9XG
 Approx. Gross Internal Area 373 Sq Ft - 34.65 Sq M



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

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(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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