



Boteley Close, Chingford, E4 6JU

£325,000

 **Coultons**



## PROPERTY SUMMARY

Offering for sale this spacious self contained three double bedroom maisonette set over two floors on Boteley Close.

The property is entered via its own front door leading into a hallway providing access to a modern fitted kitchen and a spacious living room to the rear. Stairs from the hallway lead to the first floor where you will find three double bedrooms and a spacious bathroom with a separate WC. Further benefits include a balcony leading off the main bedroom.

We have been advised that the remaining lease has 82 years, with an annual ground rent of £10.00 and an annual service charge of £1,000.00.

Boteley Close is short walk from Station Road in North Chingford with all its bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaught Waters and Chingford Golf Course are nearby for when you fancy a lovely and peaceful walk. Pimp Hall Park and Hatch Forest are also on the doorstep.

3



1



1













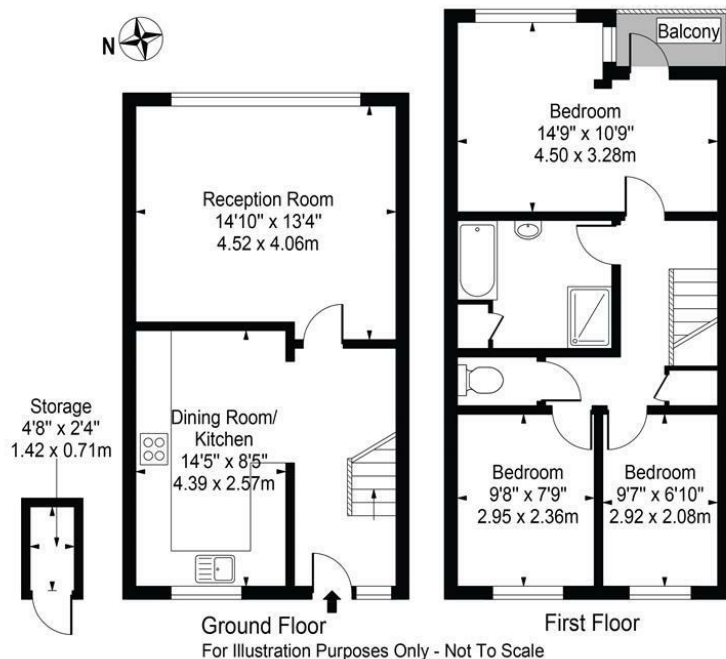




## Boteley Close, E4 6JU

Approx. Gross Internal Area 853 Sq Ft - 79.25 Sq M  
(Excluding Storage)

Approx. Gross Internal Area Of Storage 11 Sq Ft - 1.01 Sq M



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



#### OFFICE ADDRESS

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
sales@coultons.co.uk  
www.coultons.co.uk

#### OFFICE ADDRESS

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
sales@coultons.co.uk  
www.coultons.co.uk