



Connaught Avenue, North Chingford, E4 7AQ

£250,000

 Coultons

PROPERTY SUMMARY

INVESTORS ONLY: For sale with tenants remaining. Current monthly rental income of £1250 (£15,000 per annum).

Situated on one of North Chingfords premier roads is this well proportioned ground floor studio flat that has been finished to a very good standard. The property benefits for a spacious living/sleeping area, a contemporary fitted kitchen, a modern fitted bathroom, double glazing, electric heating, own front door, communal garden and garage en-bloc.

We have been advised the the lease is in excess of 900 years remaining, with a share of the freehold and the annual service charge is approximately £1200.

Connaught Avenue is located just off Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

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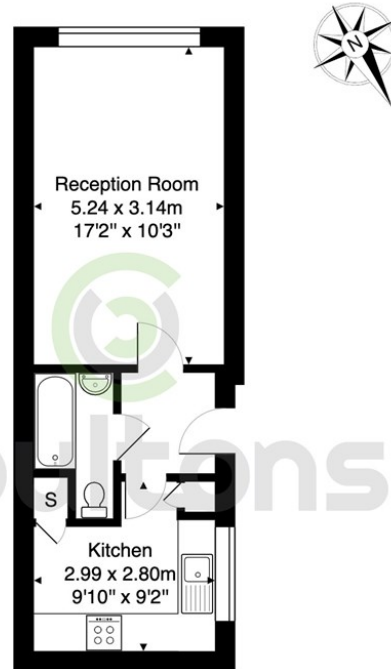
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Hazelwood House E4

Approximate Gross Internal Area 30.6 m² ... 329 ft²



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 - Share of Freehold

COUNCIL TAX BAND
B

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		56	
(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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