



Willow Street, North Chingford, E4 7EG

GUIDE PRICE  
£435,000

 **Coultons**

## PROPERTY SUMMARY

Situated on a sought after residential road in the heart of North Chingford is this well maintained two double bedroom apartment set on the ground floor in this modern purpose built block. Added benefits include an open plan lounge with a contemporary fitted kitchen and integrated appliances, a modern fitted bathroom, double glazing, underfloor heating, front patio garden, and access to a shared bicycle store at the rear of the property.

We have been advised that the remaining lease has approximately 115 years remaining with an annual ground rent of £400 and annual service charge of £1097.

Willow Street 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 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.

In our opinion this property would be an ideal purchase for a first time buyer or someone downsizing and is being sold on a chain free basis. Viewing is highly recommended.

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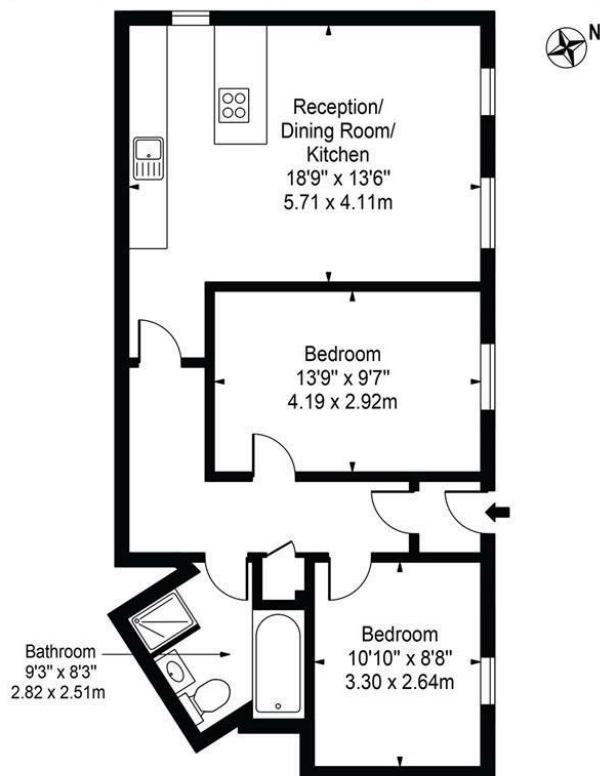








Willow Apartments,  
Willow Street, E4 7EG  
Approx. Gross Internal Area 681 Sq Ft - 63.27 Sq M



Ground 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**  
D

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



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