



The Ridgeway, North Chingford, E4 6QW

£375,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this spacious two bedroom split level apartment set on the first and second floor of this purpose built block situated on The Ridgeway in North Chingford. The property benefits from a spacious living room, a modern fitted kitchen, a modern fitted bathroom with a separate WC, double glazing, gas central heating, communal garden and garage en-bloc.

We have been advised that remaining lease is in the region of 941 years, £200 per annum ground rent and the annual service charge is £1400.

The Ridgeway is only a short walk to the busy and vibrant shopping area of 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 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 right on your door step.

In our opinion this apartment will make an excellent purchase for a first time buyer and viewing is highly recommended.

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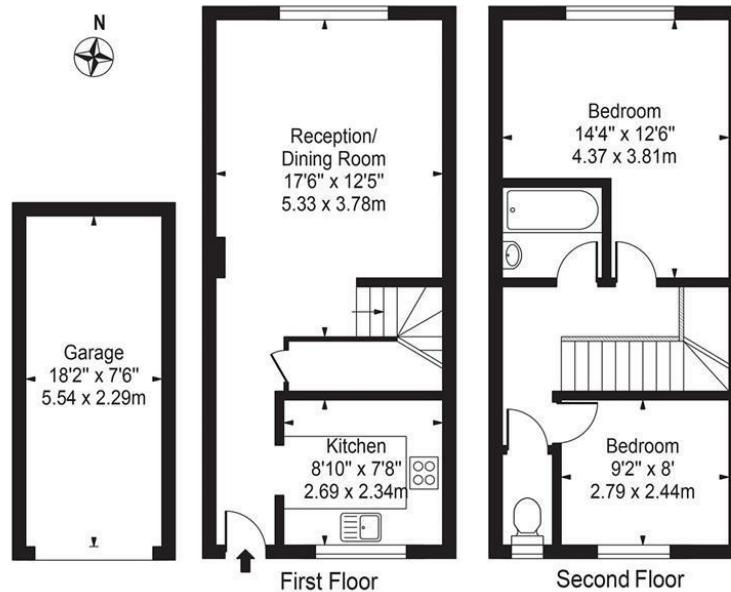








**The Ridgeway,
North Chingford, E4 6QW**
Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 137 Sq Ft - 12.69 Sq M



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
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	74	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



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