



Westminster Gardens, North Chingford, E4 6ER

£275,000  Coultons

PROPERTY SUMMARY

A rare opportunity to purchase this bright one bedroom ground floor flat situated on a peaceful, sought after development in North Chingford. The property benefits from spacious living room and bedroom, fitted kitchen and bathroom, double-glazing, GCH, large hall storage and entryphone. Allocated parking space is just outside the front door and well-maintained communal gardens at the back.

Station Road is a short stroll away with independent shops, bars, restaurants, supermarkets and public transport. Chingford Station has frequent trains direct to Liverpool Street (Weaver Line) with good links such as Walthamstow Central in under 10 minutes (Victoria Line).

Westminster Gardens nestles perfectly between city and country life. Nature lovers can enjoy tranquil walks or cycle trails to explore the surrounding green spaces and wildlife of ancient Epping Forest. Bluebell Wood is across the road and Warren Pond around the corner. Also nearby Queen Elizabeth's Hunting Lodge, Connaught Water and Chingford Golf Club.

We have been advised that the lease has 93 years remaining, with annual ground rent of £130 and annual service charge of £1263.

In our opinion this property would make an excellent home and an ideal purchase for a first time buyer or someone downsizing. It is freshly decorated and move-in ready. This property is offered chain free. Viewing is highly recommended.

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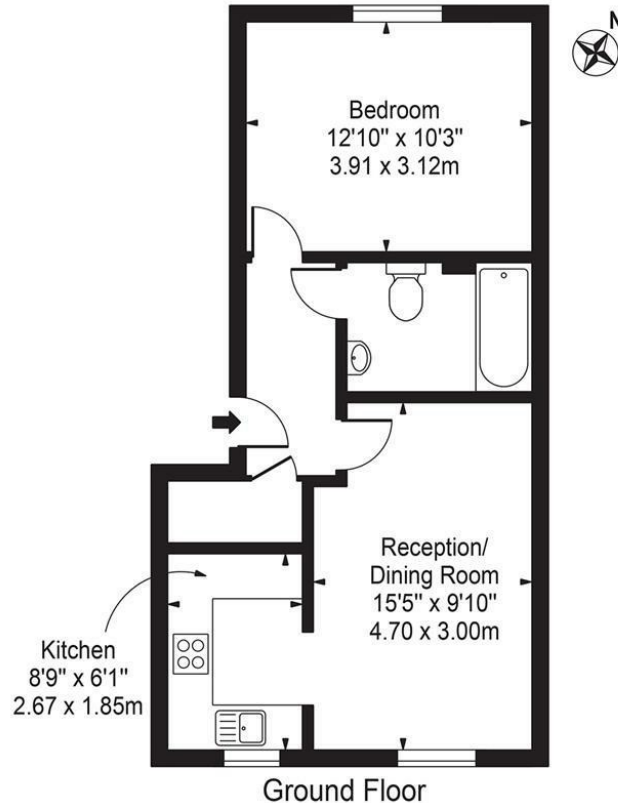








Westminster Gardens,
North Chingford, E4 6ER
Approx. Gross Internal Area 456 Sq Ft - 42.36 Sq M



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	75	77
(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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