



Dells Close, Chingford, E4 7TN

£285,000  Coultons

PROPERTY SUMMARY

****Guide Price £285,000-£300,000****

Welcome to this charming apartment located in the desirable Dells Close, North Chingford. This delightful property features a well-appointed reception room, perfect for both relaxation and entertaining guests. The apartment boasts two comfortable bedrooms, providing ample space for individuals or small families. The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines. This apartment offers a wonderful opportunity for those seeking a modern living space in a vibrant city.

We have been advised that the property has a lease of approximately 124 years with a peppercorn ground rent, and an annual service charge of £2,052.

Dells Close is ideally situated, providing easy access to local amenities, transport links, vast green spaces of Epping Forest and the rich cultural offerings of city and country life. Whether you are a first-time buyer or looking to invest, this property presents a fantastic chance to enjoy city living in a welcoming environment.

This property is being offered on a chain free basis. Do not miss the opportunity to make this lovely apartment your new home.

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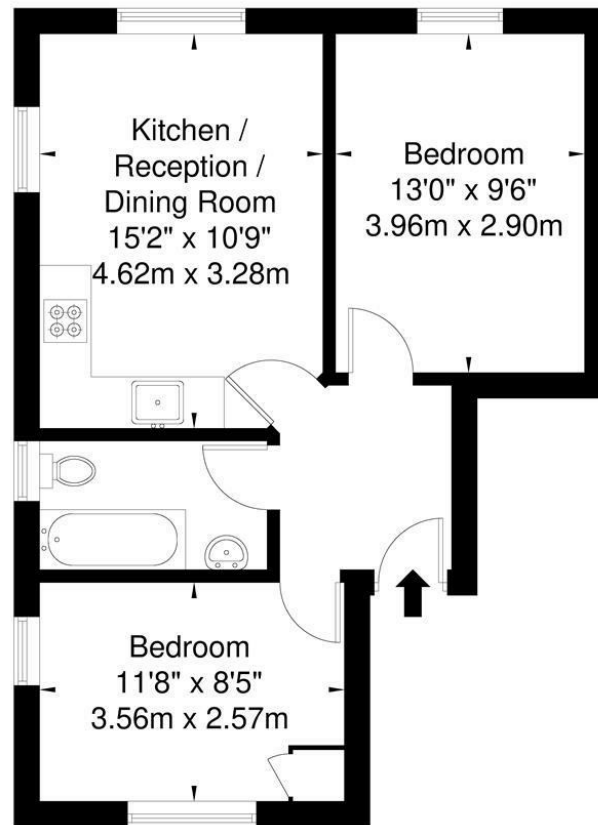






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Approximate Gross Internal Area = 45.7 sq m / 491 sq ft



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, 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	73	78
(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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