



| Chain Free | Ground Floor | Own Rear Garden | Cul De Sac | New Lease on Completion | Own Front Door | Two Bedrooms | Hard Standing to Front | Close to Mount | Walking Distance to Chingford Memorial Park |



Kingsley Gardens, Chingford, E4 8JS
Offers In Excess Of £300,000 Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(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	

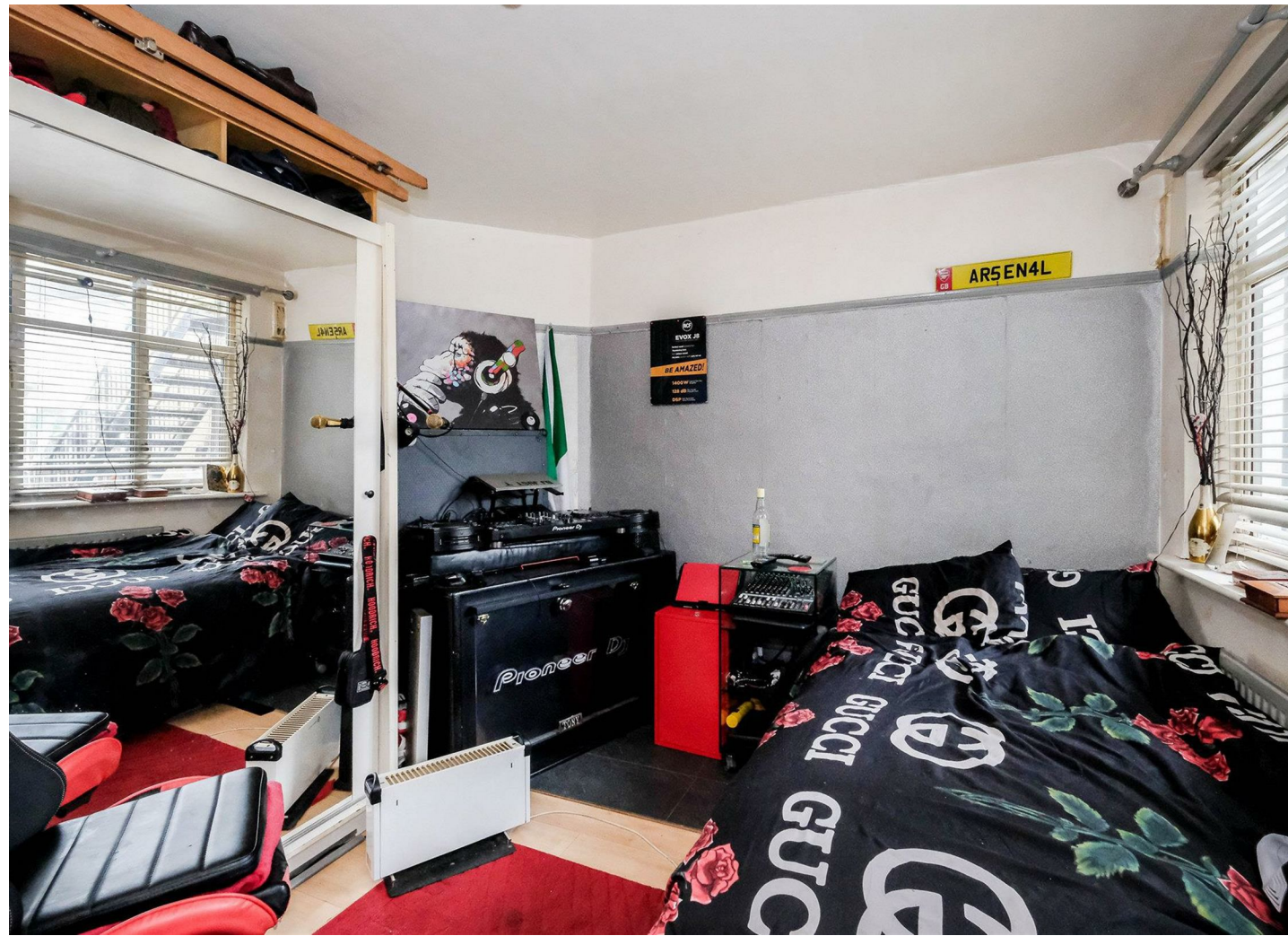


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk

To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk



Situated within the Heart of Chingford Mount with its Shopping, Schooling and Transport amenities is this Ground Floor Two Bedroom Maisonette with its Own Rear Garden. The property is in Close proximity to Chingford Memorial Park as well as easy reach of the A406/M11 transport links and Buses to Walthamstow Central.

The Property itself comprises of a 13ft Lounge, Fitted Kitchen with access to the Garden, Two Bedrooms and a Bathroom. Externally we have our own 40ft Rear Garden which is laid to lawn. Properties of this type and in this location are rarely available so an early viewing is recommended.

