

Wild & Co.

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Shingly Place, Chingford, E4 6AE

Superb 2 double bedroom, 2 bathroom top floor apartment set within this modern development, just short walk from Epping Forest and Chingford Station with direct City links. Benefitting from being on the top floor with great unimbered views from a private balcony, modern fitted kitchen, lounge, bathroom/WC, en-suite shower/WC, 2 double bedrooms and private parking space. Ideal first time or buy to let purchase, early viewing highly recommended!

Guide Price £375,000 | Leasehold

Shingly Place, Chingford, E4 6AE



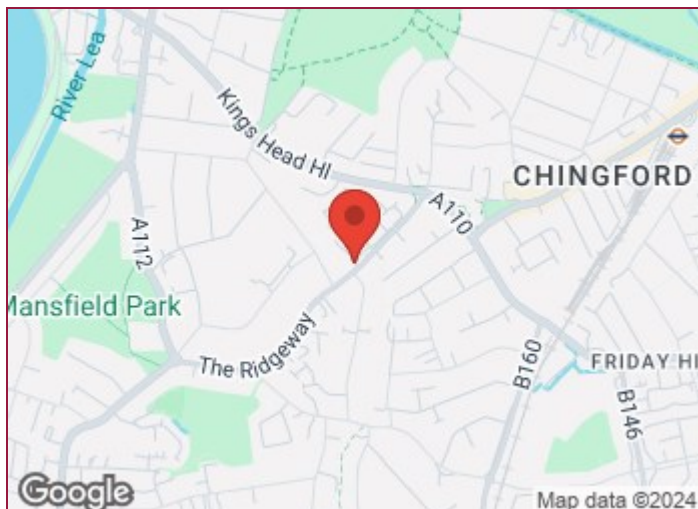
- Superb top floor apartment
- Great views form a private balcony
- Large lounge
- Ideal first time or buy to let purchase
- Top floor set within this modern development.
- Short walk from Epping Forest and Chingford Station with direct City links
- Bathroom/WC & En-suite shower/WC
- 2 Double bedroom
- Modern fitted kitchen
- Private parking space.

Wild & Co. are pleased to offer for sale this : superb 2 double bedroom, 2 bathroom top floor apartment.

Set within this modern development, just short walk from Epping Forest and Chingford Station with direct City links.

Benefitting from being on the top floor with great un inhimbered views form a private balcony, modern fitted kitchen, lounge, bathroom/WC, en-suite shower/WC, 2 double bedrooms and private parking space.

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Directions

Directly off The Ridgeway (B169)

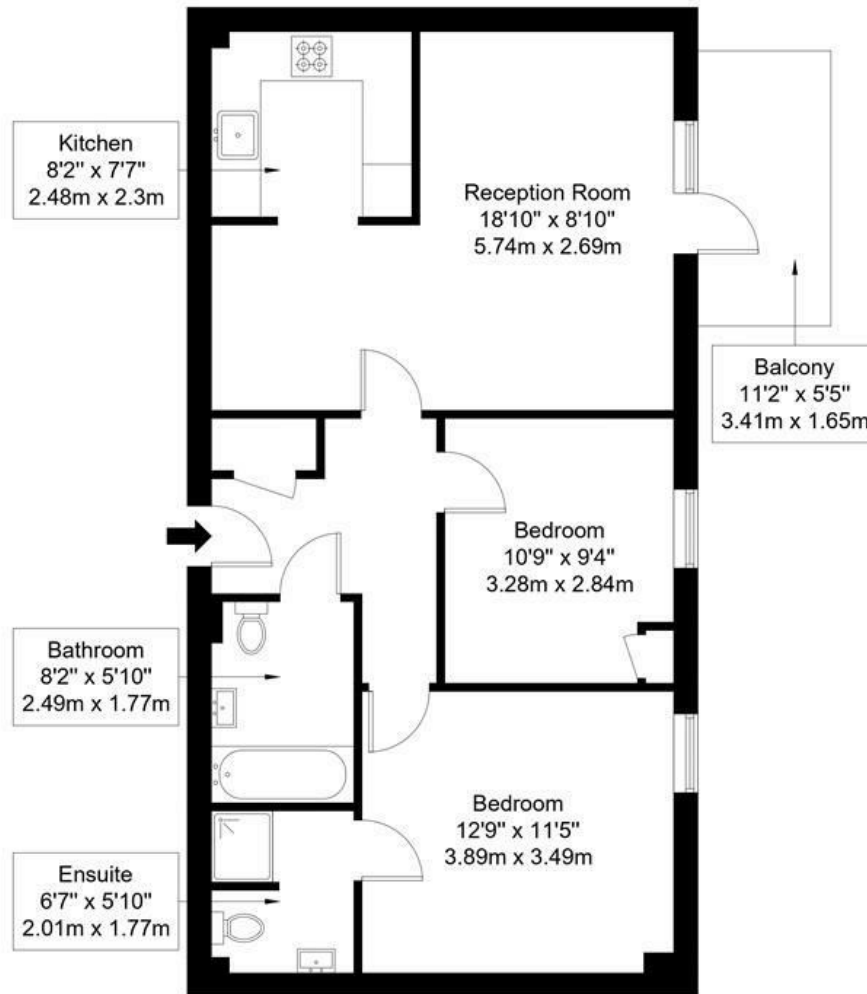


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Approx Gross Internal Area = 66.9 sq m / 720 sq ft

Balcony = 5.6 sq m / 60 sq ft

Total = 72.5 sq m / 780 sq ft



Third Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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			
England & Wales	EU Directive 2002/91/EC	89	89

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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