



Connaught Avenue, London, E4 7AP

Guide Price £400,000 - £450,000

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- Two Bathrooms
- Lounge/Diner
- Top Floor Apartment
- Spacious Three Double Bedrooms
- Large Kitchen/Breakfast Room
- Close To Local Amenities
- Situated Near Chingford Overground Station

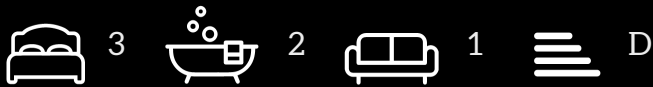
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We are pleased to offer to the market this spacious three double bedroom apartment in North Chingford. A short walk from North Chingford Overground Station, Station Rd with many restaurants and amenities, plus Chingford Plains.

The property has a spacious reception room with wooden flooring throughout, a large fully integrated kitchen/breakfast room, large bedroom with fitted wardrobes, second bedroom with en suite shower room, third double and family bathrooms. The property has a communal garden and its own private garage.

Lease remaining 943 years / Ground Rent £20.00pa / Service Charge £800.00pa



Council Tax Band: D



Living Room
4.85m x 4.67m (15'11" x 15'4")

Kitchen/Breakfast Room
4.66 x 2.60 (15'3" x 8'6")

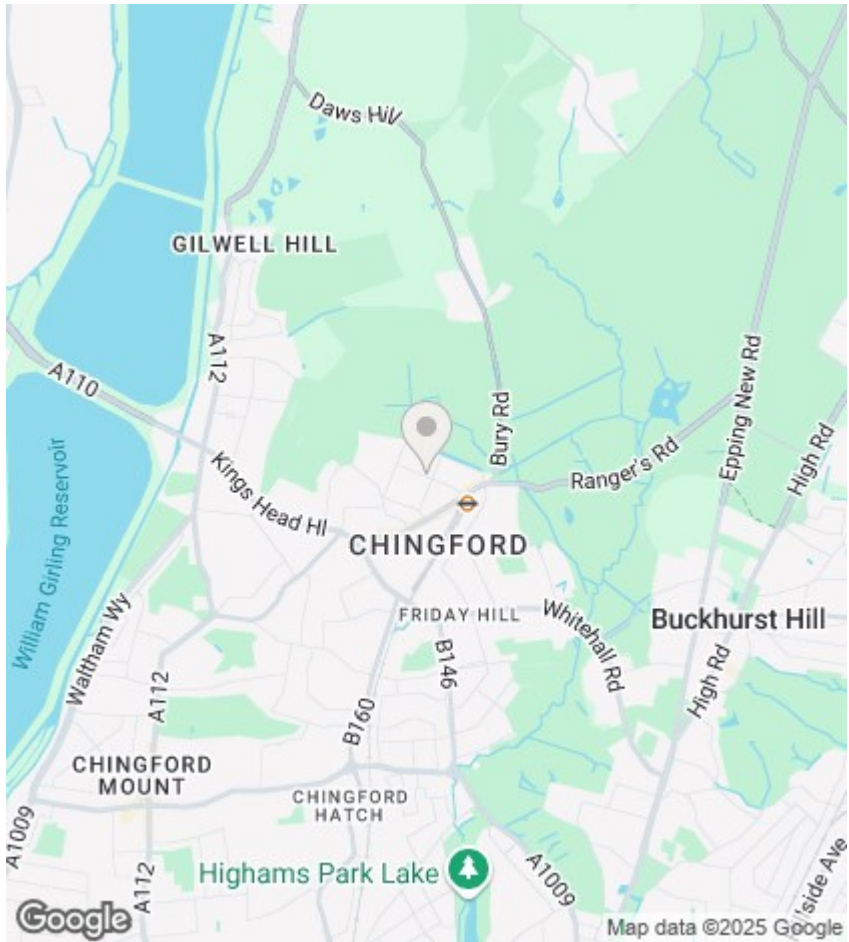
Bedroom One
4.66 x 3.07 (15'3" x 10'0")

Ensuite Shower Room
2.11m x 1.19m (6'11" x 3'11")

Bedroom Two
4.65m x 3.10m (15'3" x 10'2")

BedroomThree
3.94m x 2.46m (12'11" x 8'1")

Main Bathroom
2.11m x 2.01m (6'11" x 6'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating

D

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Viewings

Viewings by appointment only.
Call 0203 937 7733 to make an appointment.

