

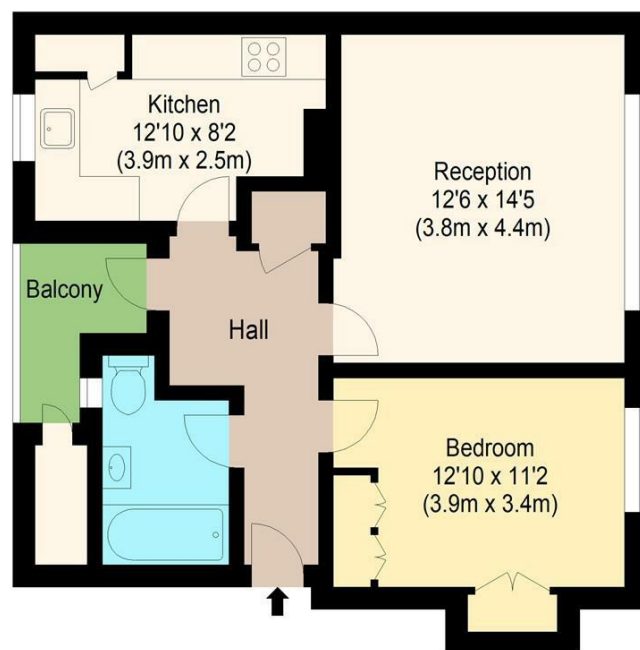
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



william rose

Crossbow Road, IG7

Approximate Gross Internal Floor Area: 53.70 sq m / 578 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 2/9/2024



31 Crossbow Road, Chigwell, IG7 4EY

£250,000

- 1 bedroom flat
- Balcony
- No chain
- Quiet road
- Fitted wardrobes
- Garden
- Good condition
- Close to shops
- Modern bathroom
- Storage

31 Crossbow Road, Chigwell IG7 4EY

Sold chain free is this one bedroom flat located close to Central Line and shops. The property benefits from a sole use garden and balcony. The property is in good condition throughout.

This beautifully presented one-bedroom flat has been thoughtfully modernized to a high standard, making it the perfect choice for first-time buyers or buy-to-let investors.

The property boasts a private garden, a generously sized reception room, a contemporary bathroom, a spacious bedroom with a built-in wardrobe, and a sleek, modern kitchen.

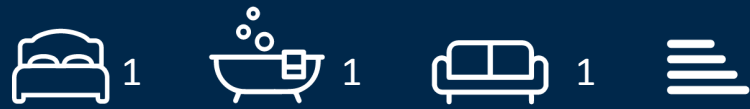
The property also benefits from a balcony.

Situated on Crossbow Road, the flat is just a short walk from Grange Hill Central Line Station, offering convenient access to central London. Nearby, you'll find a range of local shops, amenities, open green spaces, and an excellent selection of schools.

Lease Length: 105 years remaining
Service Charge: £994 pa
EPC C

Council Tax Band: C (London Borough of Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose



Council Tax Band: C

