



Cranbrook Lettings



1

Bedroom



1

Bathroom



Fantastic One-Bedroom Top Floor Flat for Sale Near Grange Hill Station

Cranbrook Lettings is delighted to present this fantastic one-bedroom top floor flat, offering generous living spaces, exceptional value, and a superb location. Situated just a short walk from Grange Hill tube station, this property provides excellent links to central London within twenty minutes, making it a commuter's dream.

Property Details:

- One Bedroom Top Floor Flat
- Entrance Hall
- Spacious Lounge/Dining Room: 16'1" x 10'5" (4.9m x 3.2m)
- Well-Equipped Kitchen: 9'6" x 6'7" (2.9m x 2m)
- Bedroom: 16'1" x 8'10" (4.9m x 2.7m)
- Modern Bathroom: 6' x 5'7" (1.8m x 1.7m)
- Total Internal Floor Area: 518 sq ft (48 sqm)

Property Features:

- **Brilliant Location:** Ideally located for easy access to local amenities and central London.
- **Commuter's Dream:** Close proximity to Grange Hill and Hainault underground stations ensures effortless commuting options.
- **Spacious Living Room:** Welcoming ambiance, perfect for gatherings or quiet evenings in.
- Includes off-street parking, high-quality architectural design, and good quality home improvements.
- Service charge includes heating and hot water.

Location Benefits:

This property is situated in a prime location with excellent transport links, local amenities, and reputable schools:

Transport:

- Grange Hill Station: 600 m
- Hainault Station: 900 m
- Fairlop Station: 1.7 km
- Chigwell Station: 1.8 km

Local Amenities:

Supermarkets, Cafes, and Restaurants:

A variety of shops and eateries are just moments away, providing all your daily needs.

Schools:

Primary Schools:

- Manford Primary School: 100 m
- John Bramston Primary School: 800 m
- Limes Farm Junior School: 900 m

Secondary Schools:

- Forest Academy: 1.1 km
- Kantor King Solomon High School: 2.0 km
- West Hatch High School: 2.5 km

Healthcare:

Nearest Doctor's Surgeries/GP Practices:

- The Forest Edge Practice: 440 yards
- The Willows Practice: 440 yards
- Chigwell Medical Centre: 0.7 miles
- Hainault Surgery: 0.8 miles
- Fence Piece Road Medical Centre: 0.9 miles

This fantastic flat offers great sizes, great value, and a fantastic location. With its proximity to essential amenities and transport links, it is an ideal home for professionals and families alike.

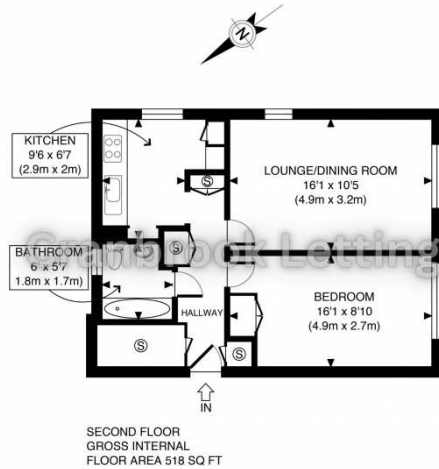
[Virtual Tour](#)

For more information or to arrange a viewing, please contact Cranbrook Lettings today.

Don't miss out on the opportunity to make this wonderful flat your new home.

DISCLAIMER: Cranbrook Lettings is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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APPROX. GROSS INTERNAL FLOOR AREA 518 SQ FT / 48 SQM	Haldon CI
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 19/07/24
	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Chigwell, IG7

