

36, 154, Alana Heights Kings Head Hill, London, E4 7NU  
Guide price £250,000

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**PINDROP PROPERTY**





**36, 154, Alana Heights Kings Head Hill, London, E4 7NU**

**Guide price £250,000**

**Council Tax Band: C**

*\*Chain Free\** Guide Price £250,000 - £270,000. This bright and spacious one-bedroom second-floor flat is set within a well-maintained, modern development in the heart of North Chingford, just a short walk from local shops, cafes, restaurants, and excellent transport links, including Chingford Overground Station with direct access into London Liverpool Street.

The flat itself offers a generous open-plan living space, complete with a Juliet balcony that brings in plenty of natural light and creates a lovely airy feel. The kitchen is neatly finished with modern appliances and ample storage, making it ideal for both everyday living and entertaining.

The bedroom is a great size, easily accommodating a double bed and additional furniture, while the bathroom is sleek and contemporary. There's also two handy storage cupboards in the hallway, adding to the practicality of the space.

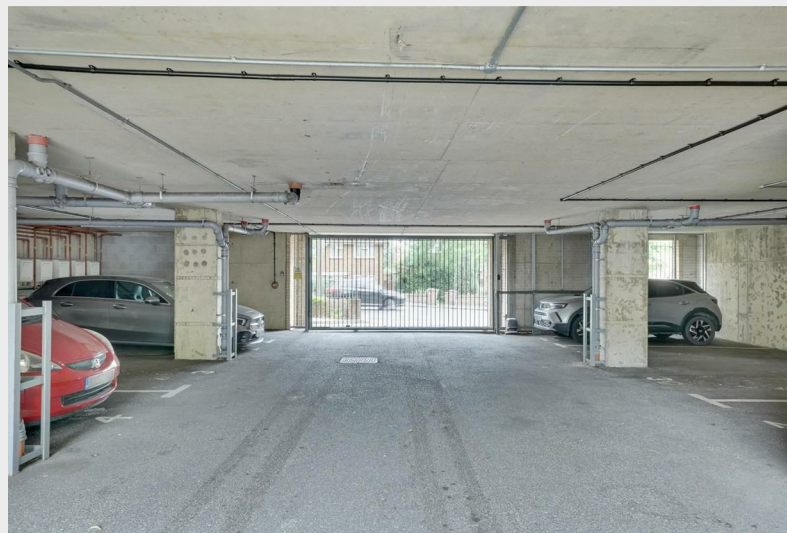
Other benefits include secure gated allocated parking, a lift to all floors and a video entry system for added peace of mind. The property is being sold with no onward chain, making for a smoother and faster move.

Whether you're a first-time buyer looking for a stylish and low-maintenance home, or an investor seeking a strong rental prospect in a sought-after location, this flat ticks all the boxes.





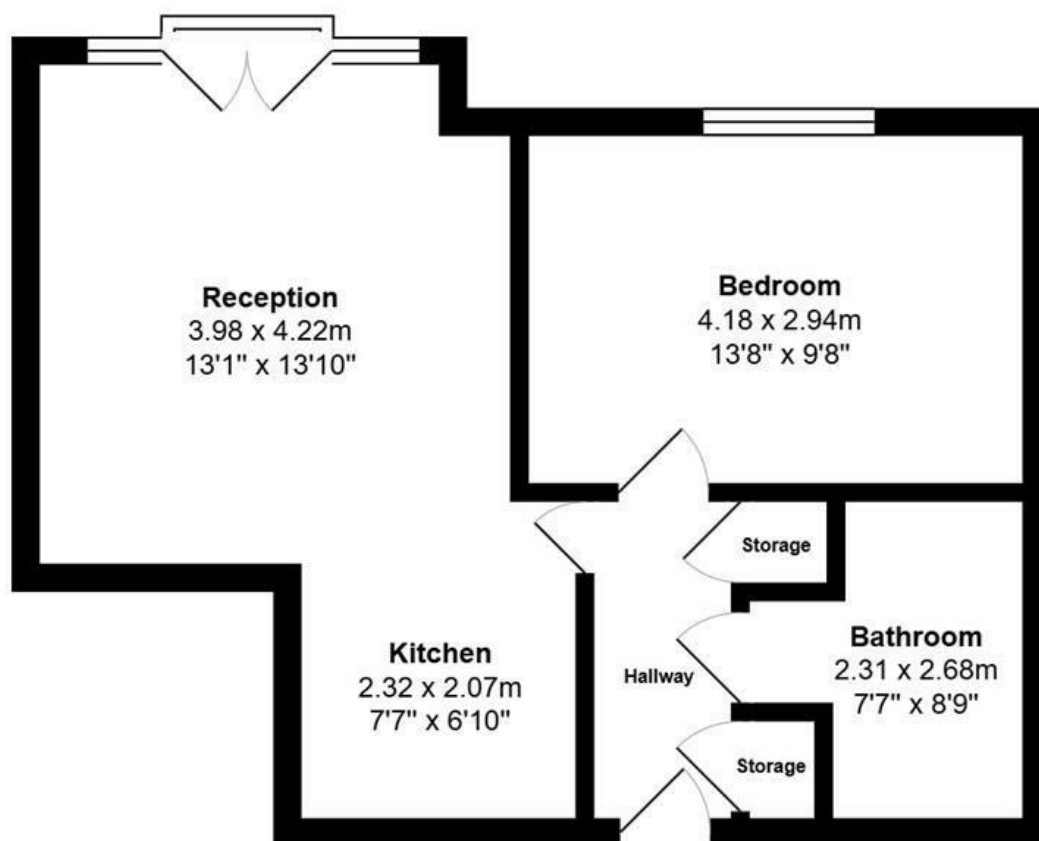












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**Second Floor**

Total Area: 45.5 m<sup>2</sup> ... 489 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		